LOT 16
IN OR 2188/544
ELLIS LANDING SUB UNR

KEENAN SUZANNE REVOCABLE TRUST/KEENAN THOMAS A TRU
95733 TYSON RD
FERNANDINA BEACH, FL 32034-9502

2024

44-2N-28-5130-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

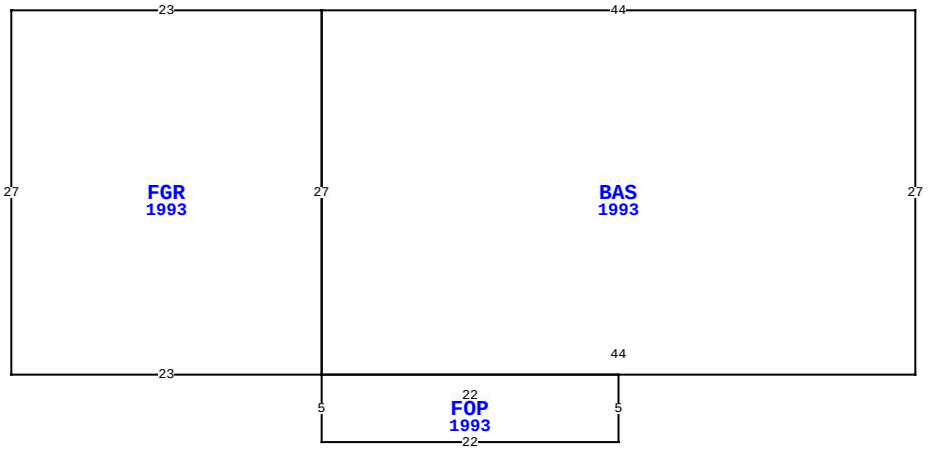
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	118,064
FGR	621	55	342	33,988
FOP	110	30	33	3,279
TOTALS	1,919		1,563	155,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	124.5420	118.31	184,919	1988	1988	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1188 HX Base Yr



95085 ELLIS LANDING RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,332
TOTAL MARKET OB/XF VALUE	4,056
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	229,388
SOH/AGL Deduction	41,379
ASSESSED VALUE	188,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,009
TOTAL JUST VALUE	229,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2849	H/AC	2,400	12/17/1988
4417	NEW CONSTR	43,541	10/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0544	4/02/2018	WD	U	I	11	100
GRANTOR: DUNMAN SUZANNE W						
GRANTEE: SUZANNE KEENAN REVO						
0945/0562	8/16/2000	WD	U	I	01	100
GRANTOR: DUNMAN JAMES LADON						
GRANTEE: DUNMAN SUZANNE W						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	0	23	16	368.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,304	
3	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FGR=[YR=1993] W23 S27 E23 N27 $ S27
FOP=[YR=1993] S5 E22 N5 W22 $ E44 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,056

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	100.00	161.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 01/22/2019 BY KW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS