

LOTS 37 & 38
IN OR 1847/1364
ELLIS LANDING UNR

BUNK MARY ELLEN
95142 WILDWOOD CR
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
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 06 Quality Level 06

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	1,260	100	1,260	131,423
BAS	322	100	322	33,586
FEP	60	80	48	5,006
FGR	322	55	177	18,462
FOP	126	30	38	3,964

TOTALS 2,090 1,845 192,441

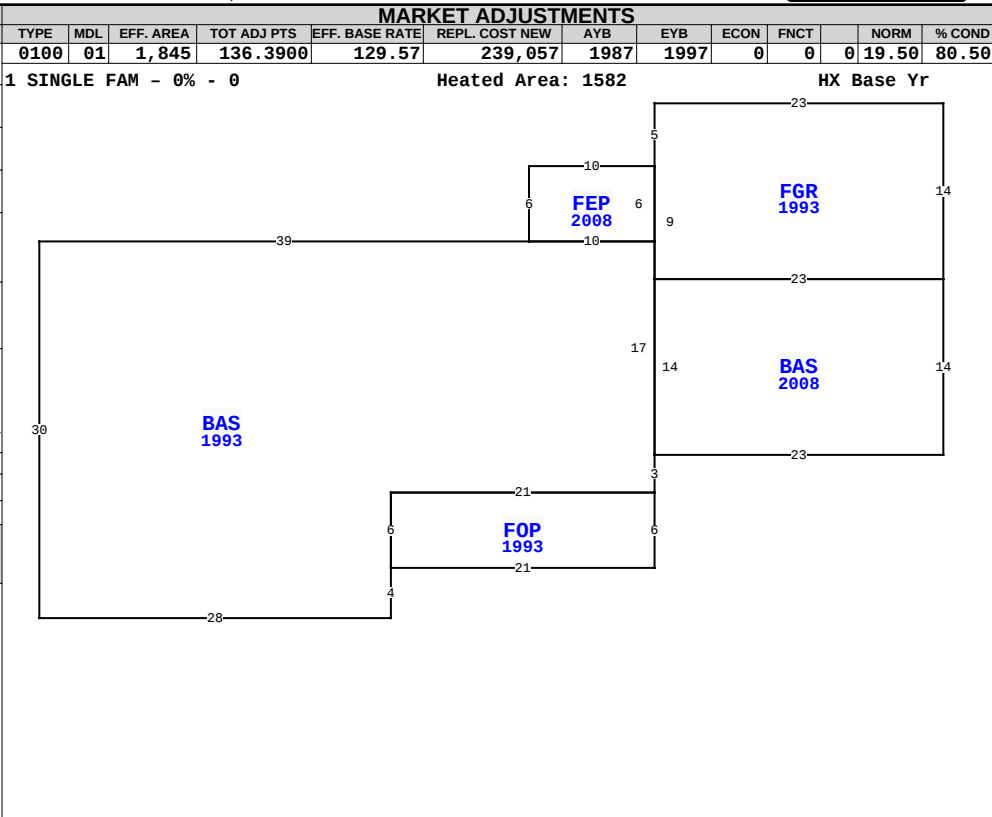
EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1987	1987	3	52	54	
2	0810	CONCRETE A	0	0	20	6	120.00	SF	6.50	6.50	100	1987	1987	3	52	406	
3	0810	CONCRETE A	0	0	16	5	80.00	SF	6.50	6.50	100	1987	1987	3	52	270	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
5	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	100	1987	1987	3	52	12,979	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1140.00	145.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							
2	000100	C	SFR	0		RSF	1140.00	145.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 04/17/2019 BY KW



95519 WILDER BLVD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/13/2024	MLU
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TOTAL OB/XF 15,879

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1140.00	145.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							
2	000100	C	SFR	0		RSF	1140.00	145.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,441
TOTAL MARKET OB/XF VALUE		15,879
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		348,320
SOH/AGL Deduction		59,448
ASSESSED VALUE		288,872
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		288,872
TOTAL JUST VALUE		348,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007464	REPAIR/RRF	2,349	09/01/2020
3783	N/A	68,600	12/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/1364	3/27/2013	WD	U	I	30	81,700

GRANTOR: LOTT GEORGE ARTHUR

GRANTEE: BUNK MARY ELLEN

1837/0405 1/22/2013 WD Q I 02 158,000

GRANTOR: SMITH ETTA MARY TRUST

GRANTEE: LOTT GEORGE A

BUILDING NOTES

BUILDING DIMENSIONS	
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FGR=[YR=1993] W23 S5 FEP=[YR=2008] W10 S6 BAS=[YR=1993] W39 S30 E28 N4 FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 N3 BAS=[YR=2008] E23 N14 W23 S14\$ N17 W10\$ E10 N6\$ S9 E23 N14\$.

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