

LOT 42
IN OR 2571/1070
ELLIS LANDING UNR

JOHNSON STEPHEN GREGG & BROOKE
95079 FLETCHER ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,046	100	2,046	334,398
FOP	24	30	7	1,144
FOP	133	30	40	6,538
FSP	144	40	58	9,480
FUS	544	100	544	88,911
PTO	163	5	8	1,308
STR	32	10	3	490
TOTALS	3,086		2,706	442,269

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	36	24	864.00	SF	6.50	6.50	100	2022
2	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RSF-	1145.00	140.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,706	108.9600	163.44	442,269	2022	2022	0	0	0.00	100.00
2 SFR CUST - 100% - 2023											
Heated Area: 2590											
HX Base Yr 2023											
BAS 2022											
FSP 2022											
PTO 2022											
FOP 2022											
STR 2022											
FUS 2022											

95079 FLETCHER RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		463,749	
TOTAL MARKET OB/XF VALUE		6,136	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		539,885	
SOH/AGL Deduction		68,391	
ASSESSED VALUE		471,494	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		421,494	
TOTAL JUST VALUE		539,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005452	CO ISSUED	0	11/01/2022
22010949	ADDITION	25,384	07/19/2022
22009369	NEW CONSTR	396,228	06/17/2022
B2113914	DEMOLITION	5,500	10/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2571/1070	6/17/2022	WD	Q	V	01
GRANTOR: CHISM MICHAEL & RHOND					
GRANTEE: JOHNSON STEPHEN GRE					
2483/1398	7/30/2021	WD	Q	V	01
GRANTOR: WELSHER JOHNATHAN D					
GRANTEE: CHISM MICHAEL & RHO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2022] W17 S5 FSP=[YR=2022] W18 BAS=[YR=2022] N5 W18											
S44 E17 S9 E12 N2 FOP=[YR=2022] E19 N7 W19 S7\$ N7 E19 N9 E8											
N24 FOP=[YR=2022] N4W6S4E6 \$ W20 S2 W18 N8\$ S8 E18 N8\$ S6 E11											
N4 E6 N7\$ PTR=E15 FUS=[YR=2022] E18 S32 W18 N18											
STR=[YR=2022] N8E4S8 W4\$ E4N8W4 N6\$ W15\$.											

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