

LOT 53
IN OR 2296/1302
ELLIS LANDING UNR

VIZCAINO JOSE JR
95667 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0053-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	138,927
BAS	116	100	116	10,758
FGR	500	55	275	25,504
FOP	92	30	28	2,597
PTO	80	5	4	371
UEP	104	60	62	5,750

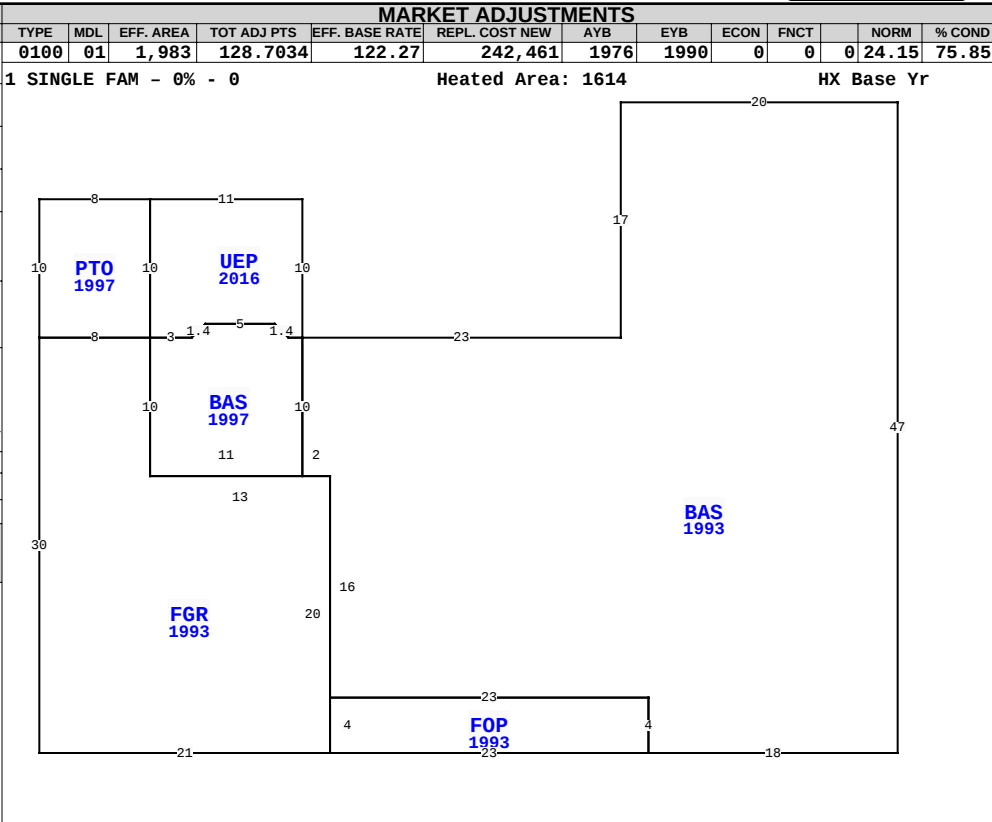
TOTALS	2,390		1,983	183,907
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
2	0511	GARAGE CB-	0	0	24	24	SF	40.00	40.00	100	1976	1976	3	27	6,221	
3	0810	CONCRETE A	0	0	16	20	SF	6.50	6.50	100	1980	1980	3	32.5	676	
4	0810	CONCRETE A	0	0	2	70	SF	6.50	6.50	100	1997	1997	3	73	664	
5	0811	CONCRETE B	0	0	50	16	SF	5.20	5.20	100	2000	2000	3	79	3,286	
6	0810	CONCRETE A	0	0	56	3	SF	6.50	6.50	100	2016	2016	3	96	1,048	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	03/15/2022	BY	KWA
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95261 GERALD CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			13,225
L N	USE CODE	CLS	LAND VALUE
1	000100	C	70,000

L N	USE CODE	CLS	LAND VALUE
1	000100	C	70,000

Total Acres: 0.00	Total Land Value: 70,000	Market: 0	Agricultural: 0	Common: 70,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	183,907		
TOTAL MARKET OB/XF VALUE	13,225		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	267,132		
SOH/AGL Deduction	59,761		
ASSESSED VALUE	207,371		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	207,371		
TOTAL JUST VALUE	267,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,617		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984864	ADDITION	2,100	04/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2296/1302	8/01/2019	WD U	I	I	11
GRANTOR: VIZCAINO MICHAEL D					SALE PRICE
GRANTEE: VIZCAINO JOSE E JR					100
2291/1531	7/12/2019	FJ U	I	I	11
GRANTOR: VIZCAINO LUCRETIA EST					100
GRANTEE: VIZCAINO JOSE JR &					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W20 S17 W23 UEP=[YR=2016] N10 W11		
PTO=[YR=1997] W8 S10 FGR=[YR=1993] S30 E21 FOP=[YR=1993]		
E23 N4 W23 S4 \$ N20 W13 N10 W8\$ E8 N10\$ S10 E3 R1 U1 E5 D1		
R1 E1\$ BAS=[YR=1997] W1 L1 U1 W5 D1 L1 W3 S10 E11 N10\$		
S10 E2 S16 E23 S4 E18 N47\$.		