

LOT 64
IN OR 1209/1092 & 1100
ELLIS LANDING UNR

NUNLEY SHIRLEY M
95157 FLETCHER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
Occupancy	00	NONE 100

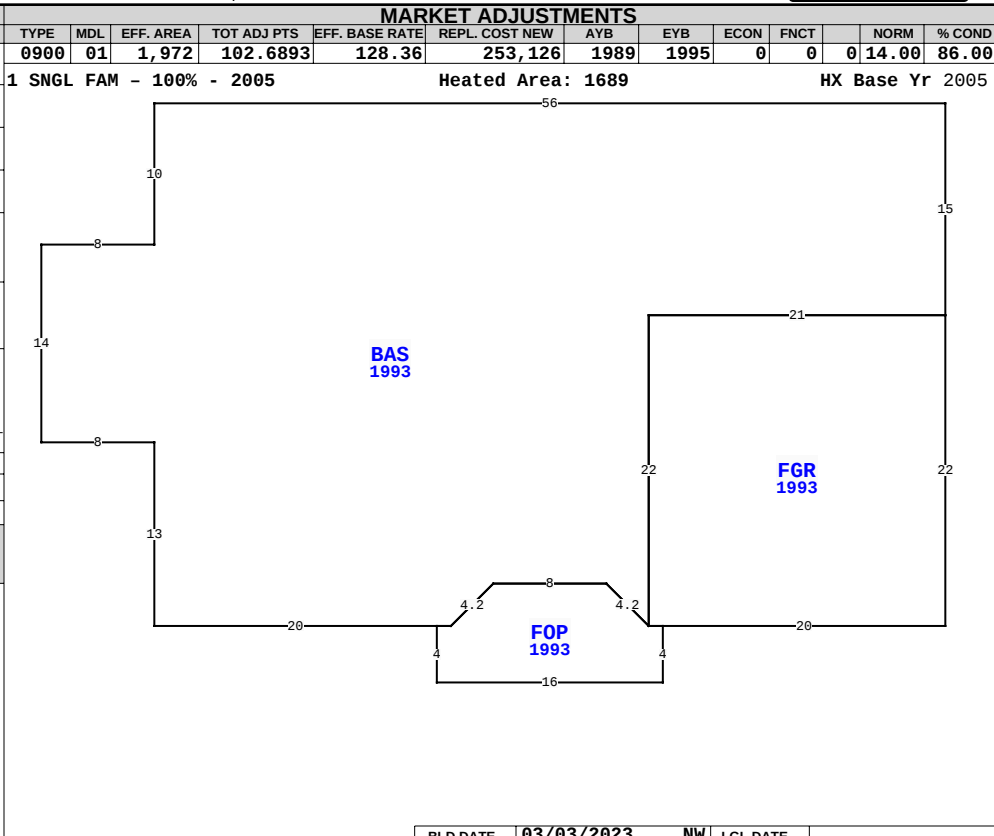
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	186,448
FGR	462	55	254	28,039
FOP	97	30	29	3,201
TOTALS	2,248		1,972	217,688

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	1,174.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF	1127.00	134.00	1.00

REVIEW DATE 01/24/2019 BY KWA



95157 FLETCHER RD, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE 03/13/2024 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0 100	0	0	1,174.00	SF	5.20	5.20	100	1989	1989	3	57	3,480	

TOTAL OB/XF										5,790									
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
1	000100	C	SFR	100		RSF	1127.00	134.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000		

Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		217,688			
TOTAL MARKET OB/XF VALUE		5,790			
TOTAL LAND VALUE - MARKET		70,000			
TOTAL MARKET VALUE		293,478			
SOH/AGL Deduction		159,232			
ASSESSED VALUE		134,246			
TOTAL EXEMPTION VALUE		55,000			
BASE TAXABLE VALUE		79,246			
TOTAL JUST VALUE		293,478			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		259,015			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5792	NEW CONSTR	61,025	06/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1209/1100	2/20/2004	PR U	I	06		100	
GRANTOR: HUMM LINDA B P/R							
GRANTEE: NUNLEY MARK & SHIRL							
1209/1092	2/20/2004	WD Q	I			164,000	
GRANTOR: HUMM LINDA ETAL							
GRANTEE: NUNLEY MARK & SHIRL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S10 W8 S14 E8 S13 E20 FOP=[YR=1993] S4 E16 N4 FGR=[YR=1993] E20 N22 W21 S22 E1\$ W1 U3 L3 W8 D3 L3 W1\$ E1 U3 R3 E8 D3 R3 N22 E21 N15\$.									

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