

LOT 68
IN OR 2275/671
ELLIS LANDING UNR

LOVE KELLI J/LOVE RICHARD V SR EST
95074 FLETCHER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0068-0000



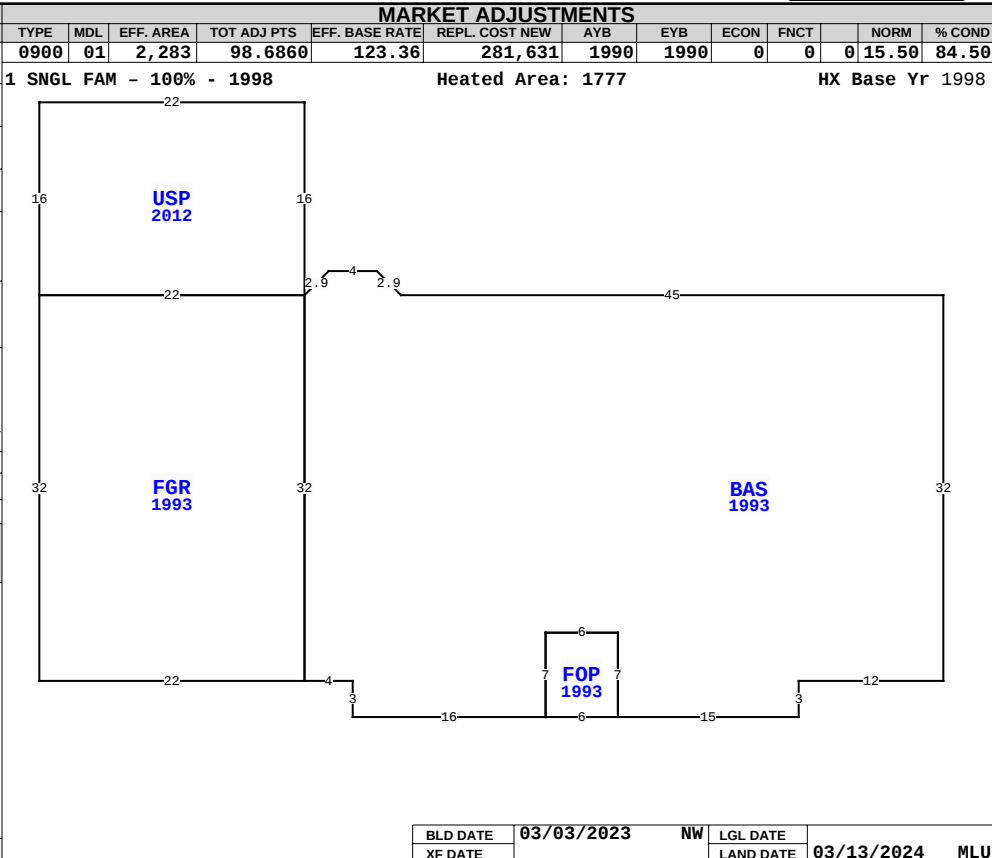
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,777	100	1,777	185,233
FGR	704	55	387	40,340
FOP	42	30	13	1,355
USP	352	30	106	11,049
TOTALS	2,875		2,283	237,978

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	1,518.00	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	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF	1135.00	148.00	1.00	LT	



95074 FLETCHER RD, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	03/13/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,978
TOTAL MARKET OB/XF VALUE			7,077
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			315,055
SOH/AGL Deduction			173,762
ASSESSED VALUE			141,293
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			86,293
TOTAL JUST VALUE			315,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25210	ADDITION	6,804	10/01/2011
3377	H/AC	3,800	05/02/1990
6360	NEW CONSTR	73,700	03/19/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0671	5/20/2019	QC	U	I	11	100	
GRANTOR: LOVE KELLI J							
GRANTEE: LOVE RICHARD V SR &							
1298/1586	3/01/2005	QC	U	I	01	44,571	
GRANTOR: LOVE KELLI JEAN							
GRANTEE: LOVE RICHARD V SR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W45 U2 L2 W4 L2 D2 USP=[YR=2012] N16 W22 S16 E22\$ FGR=[YR=1993] W22 S32 E22 N32 \$ S32 E4 S3 E16 FOP=[YR=1993] E6 N7 W6 S7 \$ N7 E6 S7E15 N3 E12 N32 \$.									