

LOT 70  
IN OR 2413/1526  
ELLIS LANDING UNR

MARINATO ALBERT M  
95611 WILDER BLVD  
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0070-0000



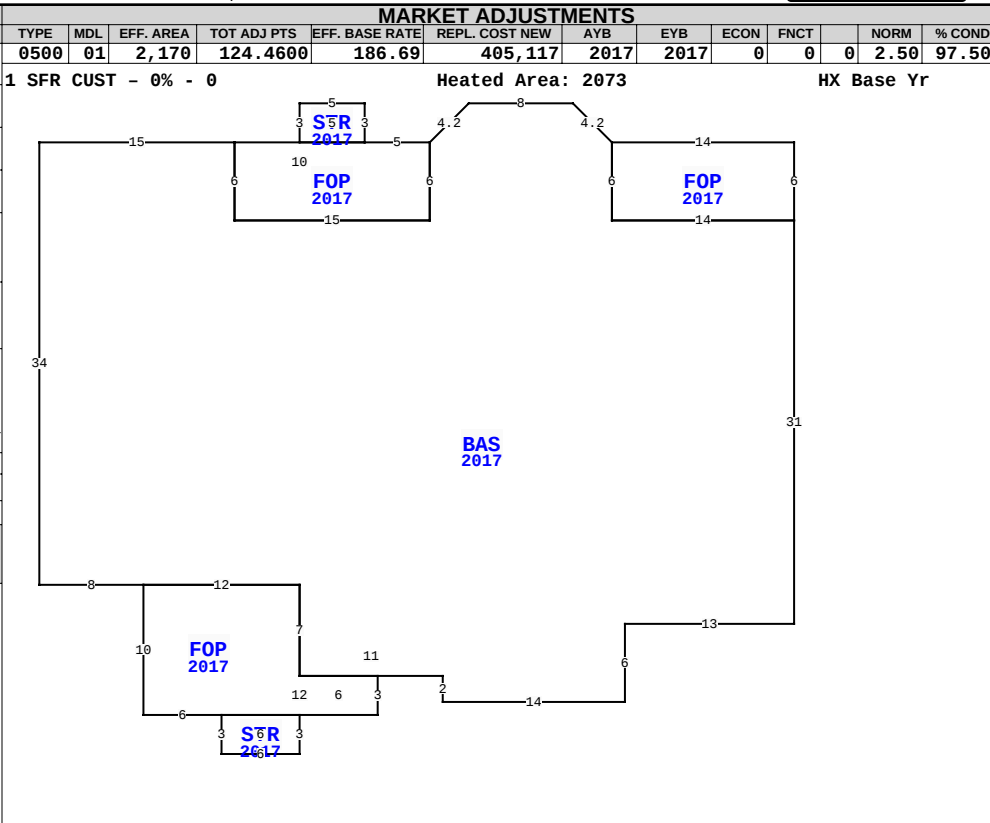
| BUILDING CHARACTERISTICS |             |                  |
|--------------------------|-------------|------------------|
| ELEMENT                  | CD          | CONSTRUCTION     |
| Exterior Wall            | 31          | HARDIE BRD 100   |
| Roof Structur            | 08          | IRREGULAR 100    |
| Roof Cover               | 12          | MODULAR MT 100   |
| Interior Wall            | 05          | DRYWALL 100      |
| Interior Floo            | 11          | CLAY TILE 100    |
| Air Condition            | 03          | CENTRAL 100      |
| Heating Type             | 04          | AIR DUCTED 100   |
| Bedrooms                 | 3           | 100              |
| Bathrooms                | 3           | 100              |
| Frame                    | 02          | WOOD FRAME 100   |
| Stories                  | 1.          | 1. 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       | 2,073            | 100         | 2,073        | 377,333              |
| FOP       | 84               | 30          | 25           | 4,550                |
| FOP       | 90               | 30          | 27           | 4,915                |
| FOP       | 138              | 30          | 41           | 7,463                |
| STR       | 15               | 10          | 2            | 364                  |
| STR       | 18               | 10          | 2            | 364                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,418 |  | 2,170 | 394,989 |
|--------|-------|--|-------|---------|

| 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       | 0 | 48 | 3     |    | 144.00   | SF 6.50        | 100       | 2018    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 35 | 3     |    | 105.00   | SF 6.50        | 100       | 2018    |
| 3              | 0811       | CONCRETE B  | 0       | 0 | 0  | 0     |    | 1,740.00 | SF 5.20        | 100       | 2018    |

| 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                  | 0   |     | RSF      | 1135.00 | 148.00 | 1.00        | LT        |     |



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 95611 WILDER BLVD, FERNANDINA BEACH | BLD DATE | 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   | 0810       | CONCRETE A  | 0       | 0 | 48 | 3     |    | 144.00   | SF 6.50        | 100       | 2018    | 2018        | 3 | 97     | 908             |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 35 | 3     |    | 105.00   | SF 6.50        | 100       | 2018    | 2018        | 3 | 97     | 662             |       |
| 3   | 0811       | CONCRETE B  | 0       | 0 | 0  | 0     |    | 1,740.00 | SF 5.20        | 100       | 2018    | 2018        | 3 | 97     | 8,777           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |         |        |             |           |     | 10,347 |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 000100   | C   | SFR                  | 0   |     | RSF      | 1135.00 | 148.00 | 1.00        | LT        |     | 1.00   | 1.00    | 70,000.00  | 70,000.00      | 70,000     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 410,133     |   |
| TOTAL MARKET OB/XF VALUE  |  | 10,347      |   |
| TOTAL LAND VALUE - MARKET |  | 70,000      |   |
| TOTAL MARKET VALUE        |  | 490,480     |   |
| SOH/AGL Deduction         |  | 65,145      |   |
| ASSESSED VALUE            |  | 425,335     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 425,335     |   |
| TOTAL JUST VALUE          |  | 490,480     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 430,168     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1706679   | GARAGE      | 33,062  | 11/01/2017 |
| B1633548   | CO ISSUED   | 0       | 07/21/2017 |
| B1633548   | NEW CONSTR  | 241,497 | 12/01/2016 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2413/1526                      | 12/03/2020 | WD        | Q   | I   | 01     | 388,800    |
| GRANTOR: CHISM ADAM M & MARCY  |            |           |     |     |        |            |
| GRANTEE: MARINATO ALBERT M     |            |           |     |     |        |            |
| 2046/0467                      | 5/09/2016  | WD        | Q   | V   | 01     | 40,000     |
| GRANTOR: DOOLEY KEVIN F & SUSA |            |           |     |     |        |            |
| GRANTEE: CHISM ADAM M & MARC   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2017] W14 BAS=[YR=2017] U3 L3 W8 D3 L3                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2017] W5 STR=[YR=2017] N3 W5 S3 E5\$ W10 S6 E15 N6\$   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| S6 W15 N6 W15 S34 E8 FOP=[YR=2017] S10 E6 STR=[YR=2017] S3     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E6 N3 W6\$ E12 N3 W6 N7 W12\$ E12 S7 E11 S2 E14 N6 E13 N31 W14 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| N6\$ S6 E14 N6\$.                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**MARINATO ALBERT M**  
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FERNANDINA BEACH, FL 32034

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