

LOT 3
IN OR 1854/138
SEYMORE POINT ADD # 1 PB 2/62

LANDIN KENNETH EARL TRUST/LANDIN KENNETH EARL TRUS
95083 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5160-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floop	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	60	30	18	126
FST	228	55	125	875
UCP	288	20	58	406
UGR	576	45	259	1,813
TOTALS	1,152		460	3,220

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,096.00	SF	3.64
2	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00
3	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50
4	0303	FLT DOCK W	0	100	0	0	210.00	SF	19.50
5	0680	POLE SHED	0	100	18	18	324.00	SF	5.00
6	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100	0005	RSF-	1100.00	365.00	100.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
6500	01	460	50.0000	17.50	8,050	1980	1980	0	0	40	50.00	40.00	
2 GARAGE RES - 100% - 2016 Heated Area: 0 HX Base Yr 2016													
UCP 1993 UGR 1993 FST 1997 FOP 1997													
95083 NASSAU RIVER RD, FERNANDINA BEACH													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/13/2024
										INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	1,096.00	SF	3.64	3.64	100	1985	1985	3	47	1,875	
2	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1985	1985	3	20	2,400	
3	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	1999	1999	3	77	2,177	
4	0303	FLT DOCK W	0	100	0	0	210.00	SF	19.50	19.50	100	1999	1999	3	27	1,106	
5	0680	POLE SHED	0	100	18	18	324.00	SF	5.00	5.00	100	1985	1985	3	20	324	
6	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2016	2016	3	96	4,872	

TOTAL OB/XF													12,754		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-	1100.00	365.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										180,610				
TOTAL MARKET OB/XF VALUE										12,754				
TOTAL LAND VALUE - MARKET										750,000				
TOTAL MARKET VALUE										943,364				
SOH/AGL Deduction										574,519				
ASSESSED VALUE										368,845				
TOTAL EXEMPTION VALUE										55,000				HX HB WR
BASE TAXABLE VALUE										313,845				
TOTAL JUST VALUE										943,364				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										583,391				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529963	CO ISSUED	0	03/15/2016
B1531237	GARAGE	37,276	10/01/2015
B1529963	NEW CONSTR	0	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1854/0138	4/19/2013	WD	Q	I	01	350,000	
GRANTOR: ISABELLA NICK JOSEPH							
GRANTEE: LANDIN KENNETH EARL							
0982/1268	4/23/2001	DG	U	I	07	100	
GRANTOR: ISABELLA NICK A & SHI							
GRANTEE: ISABELLA NICK A & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1997] W12 UGR=[YR=1993] W24 UCP=[YR=1993] W12 S24 E12 N24\$ S24 E24 FOP=[YR=1997] E12 N5 W12 S5\$ N24 \$ S19 E12 N19\$.									

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