LOTS 12 & 14 OR 244/509
R/W IN OR 244/515
DAVID B MITCHELL SUB UNR

MAYS THERESA L & DONALD E
95108 LANIER RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5070-0012-0000

BUILDING CHARACTERISTICS

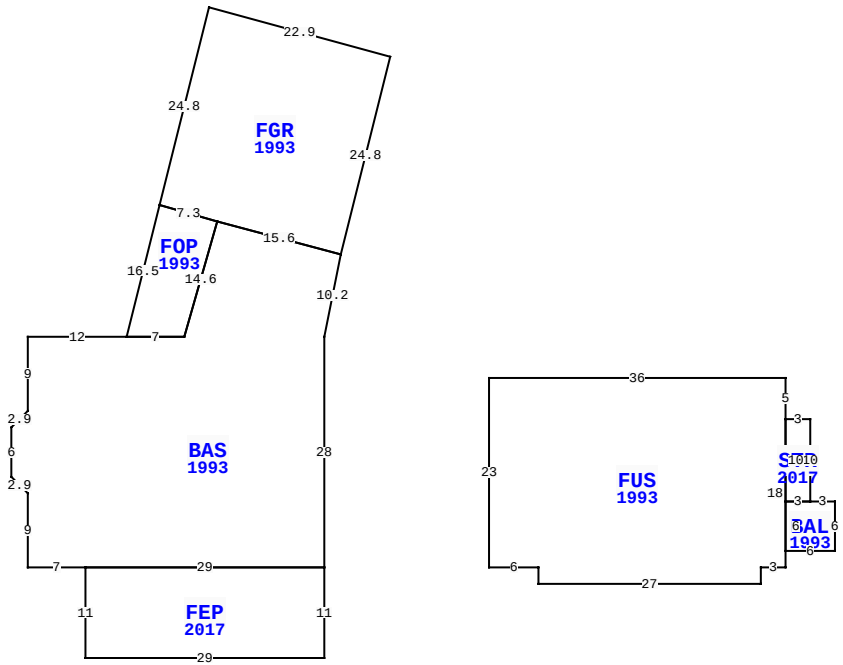
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	5	526
BAS	1,222	100	1,222	128,588
FEP	319	80	255	26,833
FGR	565	55	311	32,726
FOP	109	30	33	3,473
FUS	882	100	882	92,811
STR	30	10	3	316
TOTALS	3,163		2,711	285,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,711	106.5600	133.20	361,105	1981	1995	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 1982 Heated Area: 2104 HX Base Yr 1982



95108 LANIER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,273
TOTAL MARKET OB/XF VALUE		29,348
TOTAL LAND VALUE - MARKET		81,675
TOTAL MARKET VALUE		396,296
SOH/AGL Deduction		191,221
ASSESSED VALUE		205,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,075
TOTAL JUST VALUE		396,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0244/0509	8/01/1977	WD	U	V		7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2017] W29 N11 BAS=[YR=1993] W7 N9 L2 U2 N6 R2 U2 N9 E12 FOP=[YR=1993] U16 R4 FGR=[YR=1993] U24 R6 R22 D6 D24 L6 U4 L15 U2 L7 $ R7 D2 D14 L4 W7$ E7 R4 U14 R15 D4 D10 L2 S28 W29$ E29 S11$ PTR=E20 N11 FUS=[YR=1993] N23 E36 S5 STR=[YR=2017] E3 S10 BAL=[YR=1993] E3 S6 W6 N6 E3$ W3 N10$ S18 W3 S2 W27 N2 W6$ S11 W20 $.

EXTRA FEATURES

LN	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	0511	GARAGE CB-	0	100	12	14	168.00	SF	40.00	40.00	100	1981	1981	3	35	2,352	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0812	CONCRETE C	0	100	0	0	2,964.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,869	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1986	1986	3	20	1,008	
5	0510	GARAGE WD-	0	100	36	32	1,152.00	SF	35.00	35.00	100	1986	1986	3	20	8,064	
6	0680	POLE SHED	0	100	14	42	384.00	SF	10.00	10.00	100	1986	1986	3	20	768	
7	0681	POLE SHED	0	100	12	42	504.00	SF	15.00	15.00	100	1990	1990	3	20	1,512	
8	0350	CARPORT WD	0	100	10	14	140.00	SF	13.00	13.00	100	2005	2005	3	24	437	
9	0825	BRICK	0	100	0	0	339.00	SF	5.00	5.00	100	2000	2000	3	94	1,593	
10	0855	CONC PAVER	0	100	12	7	84.00	SF	10.00	10.00	100	2000	2000	3	79	664	

TOTAL OB/XF 23,982

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-	1315.00	122.00	0.99	AC		1.00	1.00	1.10	75,000.00	82,500.00	81,675							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 0.99 Total Land Value: 81,675 Market: 0 Agricultural: 0 Common: 81,675 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0350	CARPORT WD	0	100	20	12	240.00	SF	8.45	8.45	100	2017	2017	3	78	1,582	
12	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2017	2017	3	78	1,365	
13	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2017	2017	3	84	2,419	

LAND DESCRIPTION

TOTAL OB/XF 5,366

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/14/2022 BY KWA Total Acres: 0.99 Total Land Value: 81,675 Market: 0 Agricultural: 0 Common: 81,675 PRINTED 08/06/2024 BY SYS