BLOCK 1 LOT 8
IN OR 762 PG 1022
WILLOW BRANCH ACRES PB 4/58

EIDSON ELIZABETH A
95055 JUSTIN CT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

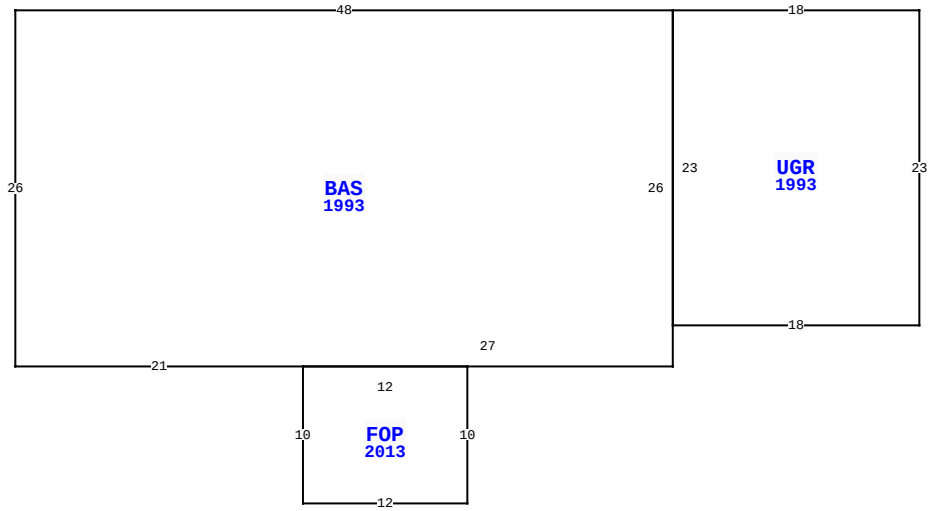
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	121,657
FOP	120	30	2013	36	3,510
UGR	414	45	1993	186	18,132
TOTALS	1,782			1,470	143,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	118.8810	118.88	174,754	1980	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1248 HX Base Yr 1997



95055 JUSTIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,298
TOTAL MARKET OB/XF VALUE		6,365
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		257,663
SOH/AGL Deduction		165,276
ASSESSED VALUE		92,387
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,665
TOTAL JUST VALUE		257,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707547	REPAIR/RRF	6,500	12/01/2017
94-0214	REPAIR/RRF	1,600	12/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0762/1022	6/10/1996	WD	Q	I		46,000
GRANTOR: MCCLOSKEY CHARLES M &						
GRANTEE: EIDSON ELIZABETH A						
0736/1468	8/17/1995	WD	Q	I		59,000
GRANTOR: NORTHEY THOMAS J JR						
GRANTEE: MCCLOSKEY CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 BAS=[YR=1993] W48 S26 E21FOP=[YR=2013] S10 E12 N10 W12$ E27 N26 $ S23 E18 N23 $.

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	0351	CARPORT MT	0	100	34	24	816.00	SF	10.00	10.00	100	2024	2018		78	6,365	

LAND DESCRIPTION

TOTAL OB/XF 6,365

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	RES	100	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	100,000.00	100,000.00	108,000							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 1.08 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS