PT OF E1/2 OF NW1/4
IN OR 2663/1636
ESMT OR 537/796

GILBERT ELIZABETH V
95061 LOUSHELTONY RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

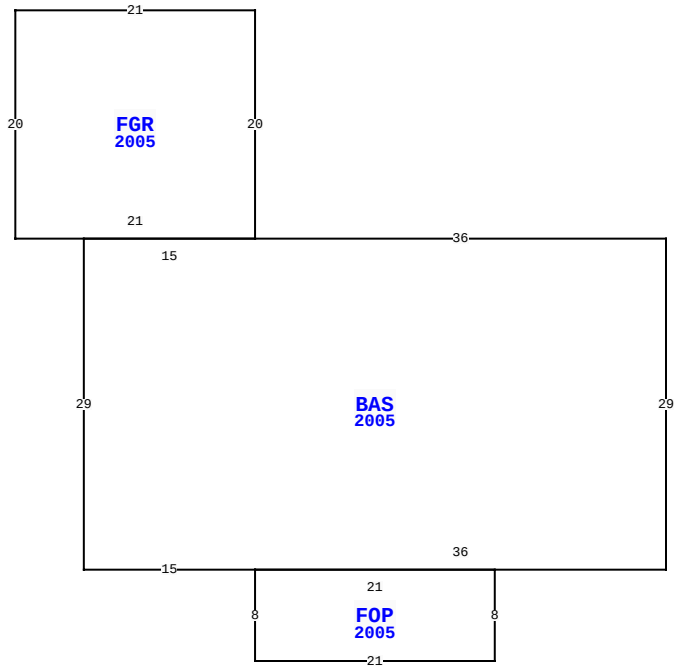
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	2005	1,479	149,678
FGR	420	55	2005	231	23,378
FOP	168	30	2005	50	5,060
TOTALS	2,067			1,760	178,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	118.0200	118.02	207,715	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2012 Heated Area: 1479 HX Base Yr 2012



95061 LOUSHELTONY RD, 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		178,116
TOTAL MARKET OB/XF VALUE		18,270
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		397,386
SOH/AGL Deduction		241,549
ASSESSED VALUE		155,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,115
TOTAL JUST VALUE		397,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703854	H/AC	0	06/01/2017
B14326	NEW CONSTR	0	01/01/2005
982165	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/527	5/08/2023	QC	U	I	11	100
GRANTOR: GILBERT EMILY D						
GRANTEE: GILBERT ELIZABETH V						
2663/1636	9/01/2022	QC	U	I	11	100
GRANTOR: GILBERT EMILY D & LYD						
GRANTEE: GILBERT ELIZABETH V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 FGR=[YR=2005] N20 W21 S20 E21$ W15 S29 E15
FOP=[YR=2005] S8 E21 N8 W21$ E36 N29$.

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	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2005	2005	3	84	1,037	
2	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	1995	1995	3	68	1,105	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	21.00	21.00	100	2012	2012	3	64	16,128	

LAND DESCRIPTION

TOTAL OB/XF 18,270

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		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	201,000							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 2.01 Total Land Value: 201,000 Market: 0 Agricultural: 0 Common: 201,000 PRINTED 07/30/2025 BY SYS