



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4006.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	2017
TOTALS	768		15,888

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	768	86.2000	68.96	52,961	1965	1965		0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 768 HX Base Yr												
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">64</p> <p style="text-align: center;">12</p> <p style="text-align: center;">BAS 2017</p> <p style="text-align: center;">64</p> </div>												
<div style="display: flex; justify-content: space-between;"> <div> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div> <div> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div> <div> <p>05/09/2025</p> <p>MLU</p> </div> </div>												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			15,888
TOTAL MARKET OB/XF VALUE			127
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			96,015
SOH/AGL Deduction			48,644
ASSESSED VALUE			47,371
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			47,371
TOTAL JUST VALUE			96,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0371	3/21/1991	WD	Q	V		5,000
GRANTOR: ELLIS FRANCIS L						
GRANTEE: HATTON THOMAS & TER						
0591/0048	2/21/1990	QC	U	V	07	100
GRANTOR: WILDER G ET AL						
GRANTEE: ELLIS FRANCIS L						

EXTRA FEATURES															
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	1243	WD DECK F	0	0	12	12		4.00	100	2005	2005	3	22	127	
95057 NITAS WAY, FERNANDINA BEACH															

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W64 S12 E64 N12\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	100,000.00	80,000.00	80,000							