LOT 1
IN OR 597 PG 199
ELLIS LANDING UNR

PERRY JOHN E SR
3235 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0001-0000

BUILDING CHARACTERISTICS

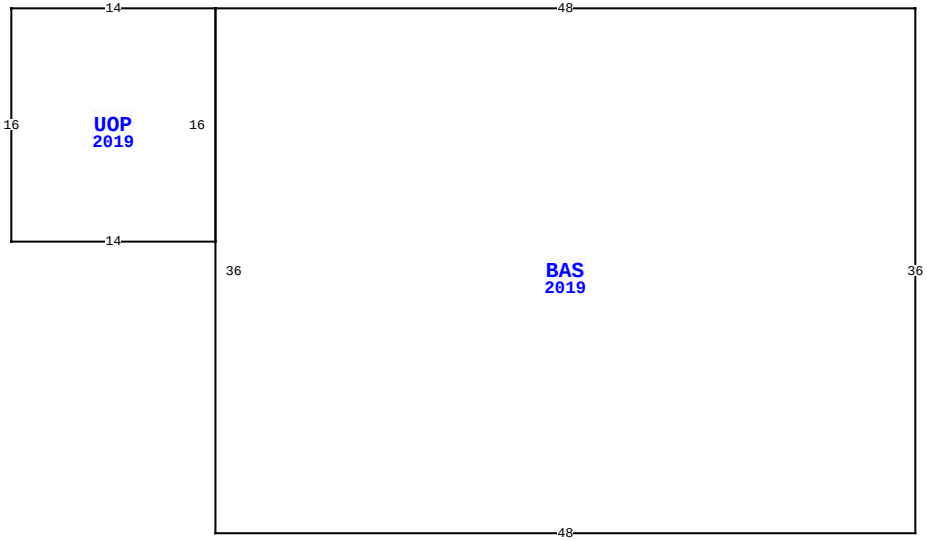
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2019	1,728	15,984
UOP	224	20	2019	45	417
TOTALS	1,952			1,773	16,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,773	50.0000	18.50	32,800	1988	1988	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 1728 HX Base Yr



ELLIS LANDING RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,400
TOTAL MARKET OB/XF VALUE	12,216
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	128,616
SOH/AGL Deduction	59,111
ASSESSED VALUE	69,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,505
TOTAL JUST VALUE	128,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6118	REMODEL	850	08/07/1989
5111	GARAGE	24,480	05/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0597/0199	5/14/1990	WD	U	I	10	2,300
GRANTOR: ELLIS FRANCIS & MARY						
GRANTEE: PERRY JOHN SR & J C						
0262/0537	4/01/1978	CD	Q	V		2,295
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 UOP=[YR=2019] W14 S16 E14 N16$ S36 E48 N36$.

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	0	8	8	64.00	SF	6.50	6.50	100	1988	1988	3	52	216	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,216

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	0		RSF-	1129.00	110.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS