LOT 41
IN OR 2671/1406
ELLIS LANDING UNR

JACOBS LEIGH & CHARLES F
95047 FLETCHER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

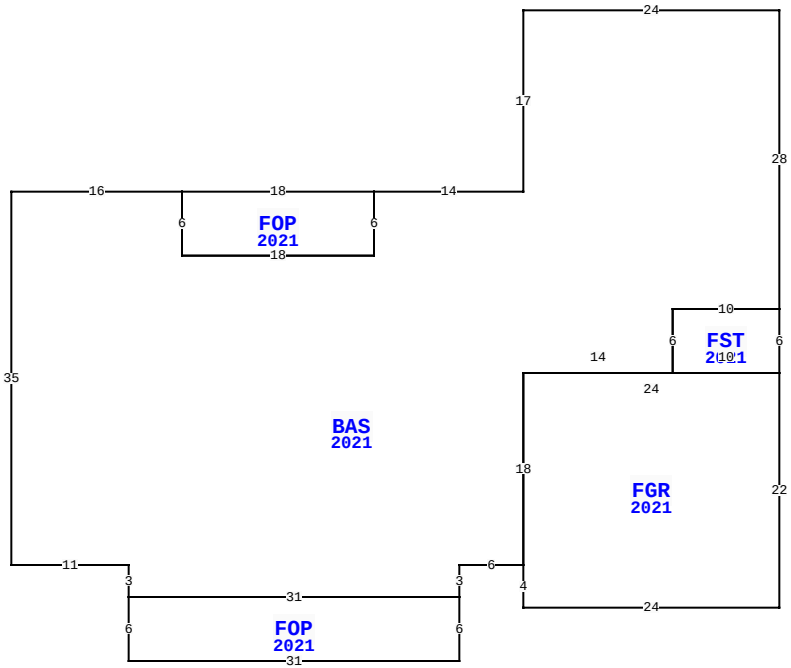
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2021	2,421	407,166
FGR	528	55	2021	290	48,772
FOP	108	30	2021	32	5,382
FOP	186	30	2021	56	9,418
FST	60	55	2021	33	5,550
TOTALS	3,303			2,832	476,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,832	107.5200	169.88	481,100	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 2421 HX Base Yr 2025



95047 FLETCHER 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		488,546
TOTAL MARKET OB/XF VALUE		37,439
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		625,985
SOH/AGL Deduction		47,388
ASSESSED VALUE		578,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		527,875
TOTAL JUST VALUE		625,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106665	CO ISSUED	0	09/30/2021
B2107578	STEEL BLDG	27,691	06/25/2021
B2107749	SWIM POOL	15,000	06/15/2021
B2107578	STEEL BLDG	27,691	06/10/2021
B2106665	NEW CONSTR	355,164	05/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1406	10/04/2023	WD	Q	I	01	640,000
GRANTOR: CHISM MICHAEL S						
GRANTEE: JACOBS LEIGH & CHAR						
2445/1266	3/24/2021	WD	Q	V	01	55,000
GRANTOR: MILLER DONNA M						
GRANTEE: CHISM MICHAEL S & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S17 W14 FOP=[YR=2021] W18 S6 E18 N6$ S6 W18 N6 W16 S35 E11 S3 FOP=[YR=2021] S6 E31 N6 W31$ E31 N3 E6 FGR=[YR=2021] S4 E24 N22 FST=[YR=2021] N6 W10 S6 E10$ W24 S18$ N18 E14 N6 E10 N28$.

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	913.00	SF	6.50	6.50	100	2021	2021	3	99	5,875	
2	0812	CONCRETE C	0	100	0	0	2,484.00	SF	4.00	4.00	100	2021	2021	3	99	9,837	
3	0810	CONCRETE A	0	100	4	55	220.00	SF	6.50	6.50	100	2021	2021	3	99	1,416	
4	0866	POOL FIBER	0	100	0	0	248.00	SF	72.00	72.00	100	2021	2021	3	90	16,070	
5	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2021	2021	3	93	4,241	

LAND DESCRIPTION

TOTAL OB/XF 37,439

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		RSF-	1145.00	140.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

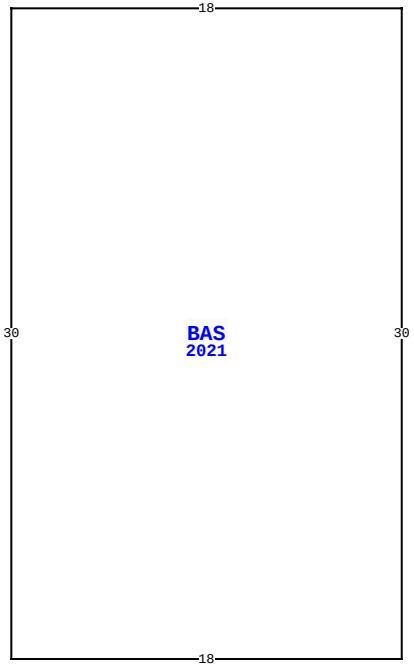
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2021	540	12,257
TOTALS	540			540	12,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	23.40	12,636	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2025 Heated Area: 540 HX Base Yr 2025



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GRANTOR: MILLER DONNA M						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS