

LOT 64
IN OR 1209/1092 & 1100
ELLIS LANDING UNR

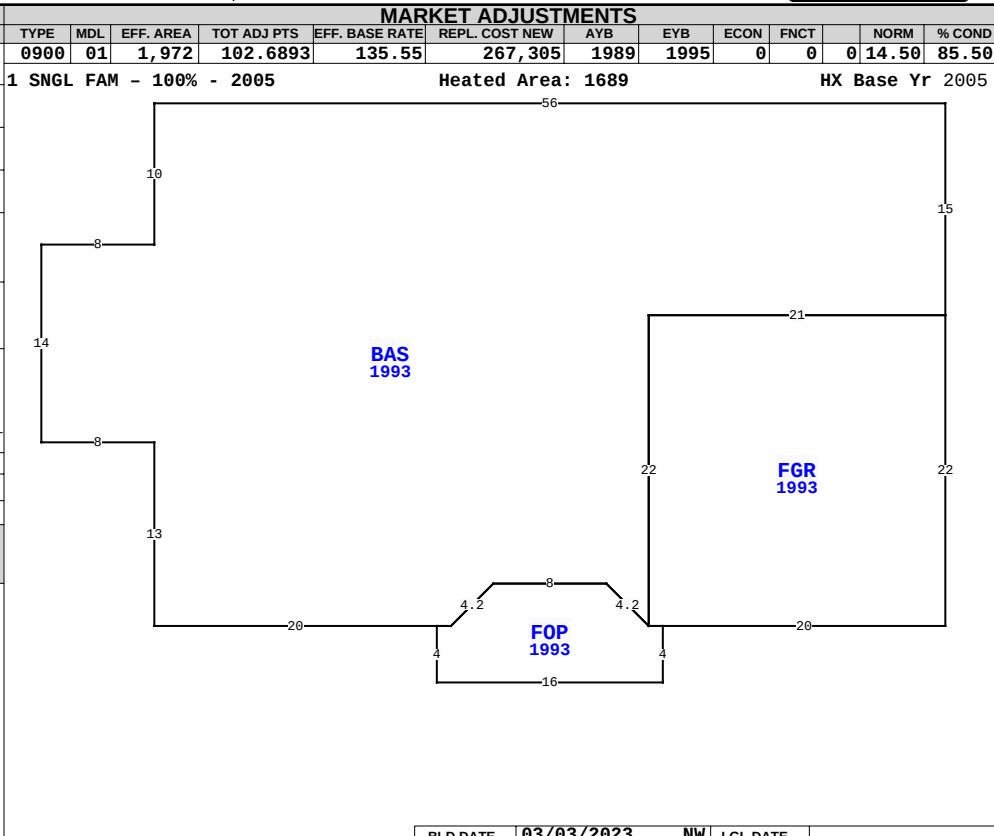
NUNLEY SHIRLEY M
95157 FLETCHER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,689	100
FGR	462	55
FOP	97	30
TOTALS	2,248	1,972

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,972	102.6893	135.55	267,305	1989	1995	0	0	0 14.50	85.50
1 SNGL FAM - 100% - 2005 Heated Area: 1689 HX Base Yr 2005											
											
TOTALS	2,248		1,972	228,546							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0811	CONCRETE B	0 100	0	0	1,174.00	SF	5.20	5.20	100	1989

95157 FLETCHER RD, FERNANDINA BEACH					BLD DATE		03/03/2023		NW		LOI DATE		05/09/2025		MLU	
					XF DATE						LAND DATE					
					INC DATE						AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00		UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240						
1,174.00		SF	5.20	5.20	100	1989	1989	3	54.5	3,327						
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