LOT 68
IN OR 2275/671
ELLIS LANDING UNR

LOVE KELLI J/LOVE RICHARD V SR EST
95074 FLETCHER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0068-0000

BUILDING CHARACTERISTICS

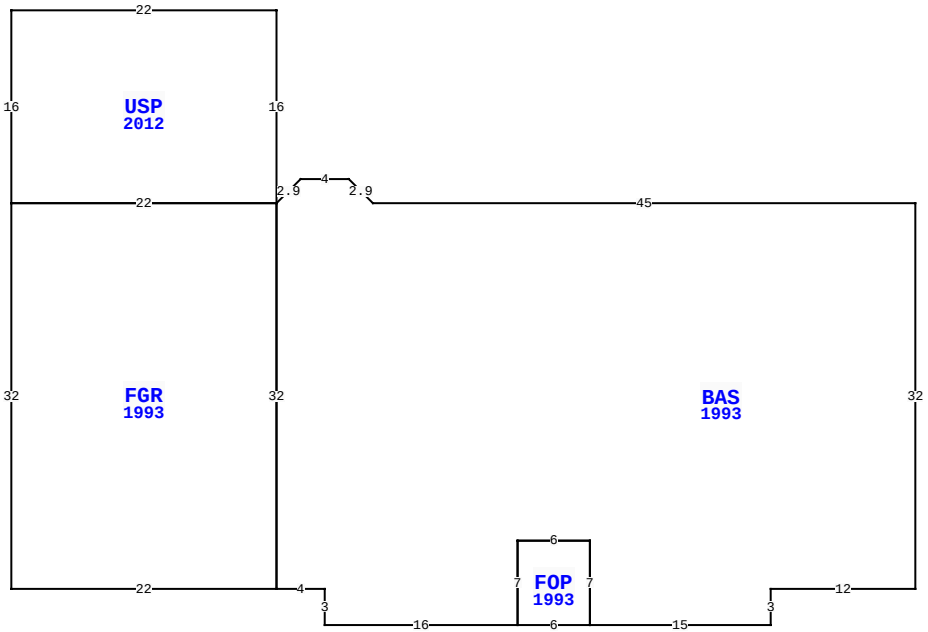
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1993	1,777	195,030
FGR	704	55	1993	387	42,474
FOP	42	30	1993	13	1,427
USP	352	30	2012	106	11,634
TOTALS	2,875			2,283	250,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	98.6860	130.27	297,406	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1998 Heated Area: 1777 HX Base Yr 1998



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

95074 FLETCHER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,565
TOTAL MARKET OB/XF VALUE		6,809
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		357,374
SOH/AGL Deduction		211,984
ASSESSED VALUE		145,390
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		89,668
TOTAL JUST VALUE		357,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25210	ADDITION	6,804	10/01/2011
3377	H/AC	3,800	05/02/1990
6360	NEW CONSTR	73,700	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/0671	5/20/2019	QC	U	I	11	100
GRANTOR: LOVE KELLI J						
GRANTEE: LOVE RICHARD V SR &						
1298/1586	3/01/2005	QC	Q	I	01	44,571
GRANTOR: LOVE KELLI JEAN						
GRANTEE: LOVE RICHARD V SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 U2 L2 W4 L2 D2 USP=[YR=2012] N16 W22 S16 E22$ FGR=[YR=1993] W22 S32 E22 N32 $ S32 E4 S3 E16 FOP=[YR=1993] E6 N7 W6 S7 $ N7 E6 S7E15 N3 E12 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	1,518.00	SF	5.20	5.20	100	1990	1990	3	57	4,499	

LAND DESCRIPTION

TOTAL OB/XF 6,809

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-	1135.00	148.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS