LOT 42
IN OR 2846/1746
ELLIS LANDING UNR

BURNETTE CORBETT JENNINGS II & MARTHA SUSAN
95079 FLETCHER ROAD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

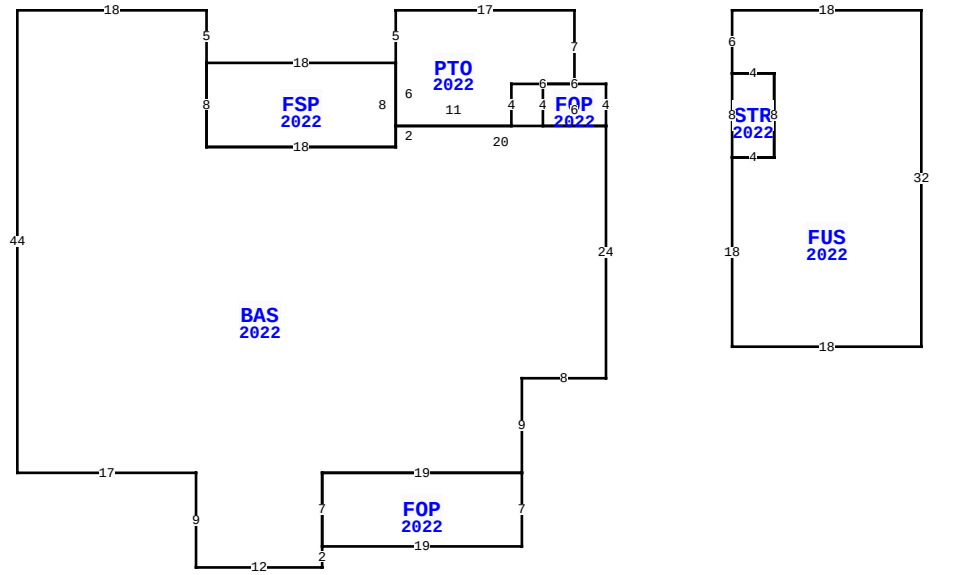
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2022	2,046	366,359
FOP	24	30	2022	7	1,253
FOP	133	30	2022	40	7,163
FSP	144	40	2022	58	10,385
FUS	544	100	2022	544	97,409
PTO	163	5	2022	8	1,433
STR	32	10	2022	3	538
TOTALS	3,086			2,706	484,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,706	108.9600	180.87	489,434	2022	2022	0	0	0	1.00	99.00

2 SFR CUST 100% - 2023 Heated Area: 2590 HX Base Yr 2023



95079 FLETCHER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		507,998
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		607,998
SOH/AGL Deduction		109,731
ASSESSED VALUE		498,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		446,856
TOTAL JUST VALUE		607,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005452	CO ISSUED	0	11/01/2022
22010949	ADDITION	25,384	07/19/2022
22009369	NEW CONSTR	396,228	06/17/2022
B2113914	DEMOLITION	5,500	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/1764	2/11/2026	WD	Q	I	01	747,500
GRANTOR: JOHNSON STEPHEN GREGG						
GRANTEE: BURNETTE CORBETT JE						
2571/1070	6/17/2022	WD	Q	V	01	75,000
GRANTOR: CHISM MICHAEL & RHOND						
GRANTEE: JOHNSON STEPHEN GRE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W17 S5 FSP=[YR=2022] W18 BAS=[YR=2022] N5 W18 S44 E17 S9 E12 N2 FOP=[YR=2022] E19 N7 W19 S7$ N7 E19 N9 E8 N24 FOP=[YR=2022] N4W6S4E6 $ W20 S2 W18 N8$ S8 E18 N8$ S6 E11 N4 E6 N7$ PTR=E15 FUS=[YR=2022] E18 S32 W18 N18 STR=[YR=2022] N8E4S8 W4$ E4N8W4 N6$ W15$.

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
1	000100	C	RES	100	0005	RSF-	1145.00	140.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 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	01	MINIMUM 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	05	Quality Level 05

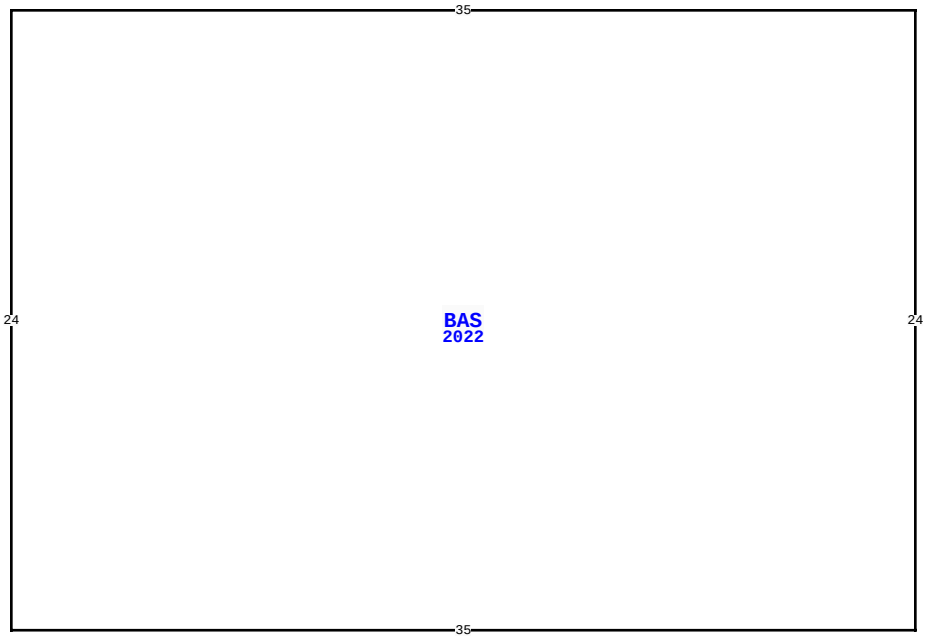
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2022	840	23,458
TOTALS	840			840	23,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	73.8100	28.79	24,184	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2023 Heated Area: 840 HX Base Yr 2023



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GRANTOR: JOHNSON STEPHEN GREGG						
GRANTEE: BURNETTE CORBETT JE						
2571/1070	6/17/2022	WD	Q	V	01	75,000
GRANTOR: CHISM MICHAEL & RHOND						
GRANTEE: JOHNSON STEPHEN GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS