LOT 45 R334066
IN OR 1910/1528
ELLIS LANDING UNR

BOLAM DAVID J & SHAWNE S
212 N RIDGE DR
FLEMING ISLAND, FL 32003

2026

44-2N-28-5130-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

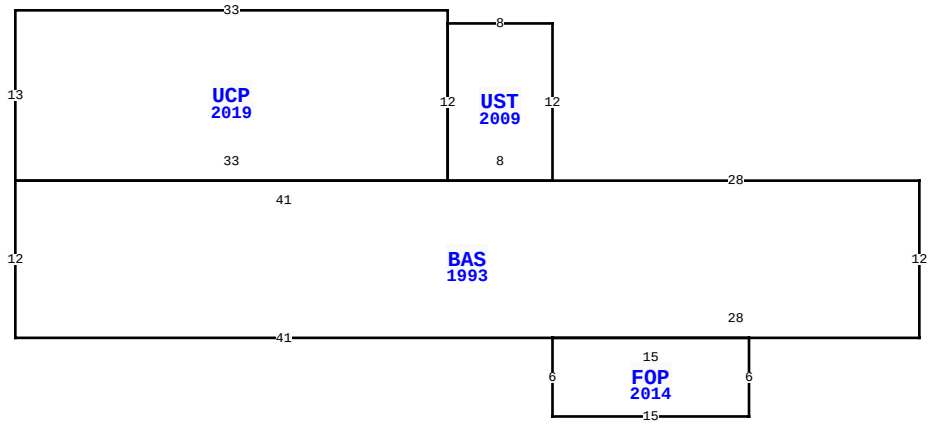
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	21,325
FOP	90	30	2014	27	695
UCP	429	20	2019	86	2,215
UST	96	55	2009	53	1,365
TOTALS	1,443			994	25,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	994	101.0000	85.85	85,335	1976	1976	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 828 HX Base Yr



95143 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	25,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	125,600
SOH/AGL Deduction	65,296
ASSESSED VALUE	60,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,304
TOTAL JUST VALUE	125,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1528	4/03/2014	WD	Q	I	02	25,000
GRANTOR: MAY DAVID & BRANDI NI						
GRANTEE: BOLAM DAVID J & SHA						
1910/1525	2/10/2014	QC	U	I	11	100
GRANTOR: ELLIS MARY M						
GRANTEE: MAY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UST=[YR=2009] N12 W8 UCP=[YR=2019] N1 W33 S13 E33 N12$ S12 E8 $ W41 S12 E41 FOP=[YR=2014] S6 E15 N6 W15$ E28 N12$.

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
1	000100	C	RES	0	0005	RSF-1	148.00	157.00	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