LOT 22
IN OR 2533/683
ELLIS LANDING UNR

HALMINSKI WANDA E JOHNSON & STEPHEN
95270 GERALD CIR
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	06	Quality Level 06

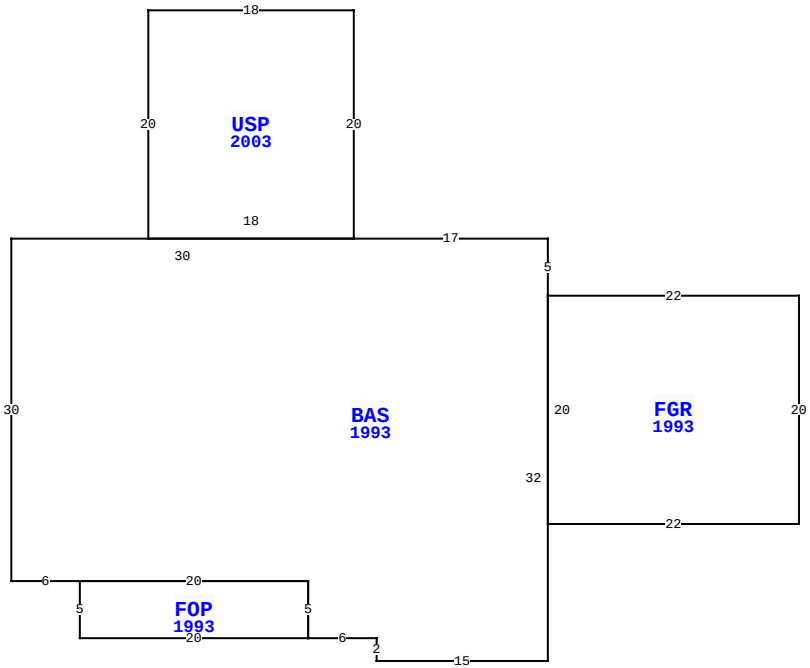
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	1,545	135,259
FGR	440	55	242	21,186
FOP	100	30	30	2,626
USP	360	30	108	9,455
TOTALS	2,445		1,925	168,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	123.9700	111.88	215,369	1993	1993	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1545 HX Base Yr 2003



95270 GERALD CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,526
TOTAL MARKET OB/XF VALUE		4,169
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		217,695
SOH/AGL Deduction		106,518
ASSESSED VALUE		111,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,177
TOTAL JUST VALUE		217,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311021	XFOB	4,000	04/01/2003
8554	NEW CONSTR	67,775	12/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2533/0683	1/20/2022	QC	U	I	11	100
GRANTOR: HALMINSKI WANDA E JOH						
GRANTEE: HALMINSKI WANDA E J						
1079/0781	9/06/2002	WD	Q	I		126,000
GRANTOR: HOSMER WILLIAM JR & K						
GRANTEE: HALMINSKI WANDA E J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N5 W17 USP=[YR=2003] N20 W18 S20 E18 $ W30 S30 E6 FOP=[YR=1993] S5 E20 N5 W20 $ E20 S5 E6 S2 E15 N32 $ S20 E22 N20 $.

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	0811	CONCRETE B	0	100	0	0	1,179.00	SF	5.20	5.20	100	1993	1993	3	68	4,169	

LAND DESCRIPTION

TOTAL OB/XF 4,169

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	SFR	100	0005	RS-1	163.00	120.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS