LOT 23
IN OR 2050/1195
ELLIS LANDING UNR

QUICKE ANNE L L/E/FRASER ELIZABETH L/E
95250 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0023-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

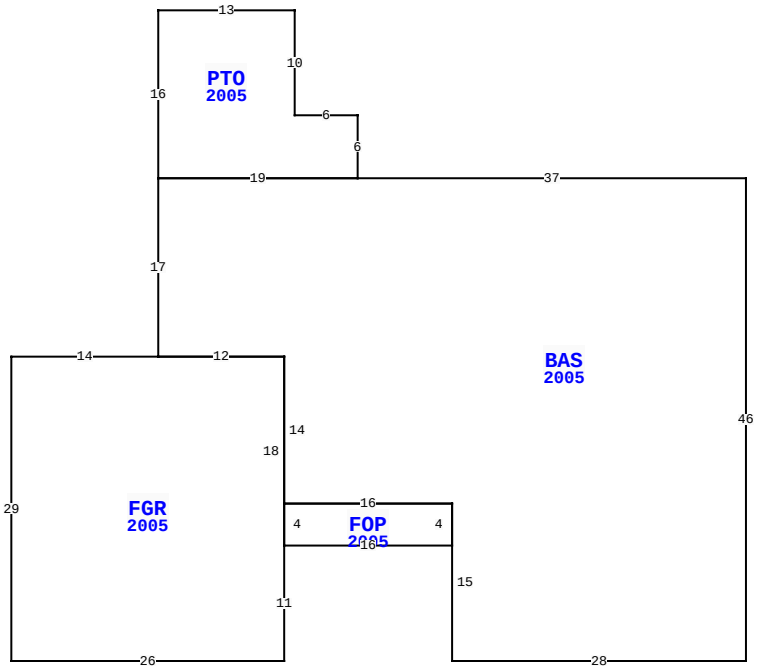
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	219,384
FGR	754	55	415	45,797
FOP	64	30	19	2,097
PTO	244	5	12	1,324
TOTALS	3,050		2,434	268,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,434	101.0135	119.95	291,958	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2006 Heated Area: 1988 HX Base Yr 2006



95250 GERALD CIR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,601
TOTAL MARKET OB/XF VALUE		8,772
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		322,373
SOH/AGL Deduction		164,641
ASSESSED VALUE		157,732
TOTAL EXEMPTION VALUE	HX HB BX WX	60,000
BASE TAXABLE VALUE		97,732
TOTAL JUST VALUE		322,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09600	MECH OTHER	0	04/01/2005
E14155	ELEC OTHER	0	02/01/2005
P08930	OTHER	0	02/01/2005
B14082	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1195	6/02/2016	QC	U	I	11	100
GRANTOR: QUICKE ANNE L						
GRANTEE: FRASER ELIZABETH &						
1259/0664	9/15/2004	WD	Q	V		27,000
GRANTOR: MILLER DONNA M & BARB						
GRANTEE: QUICKE ARLEY M SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W37 PTO=[YR=2005] N6 W6 N10 W13 S16 E19$ W19 S17 FGR=[YR=2005] W14 S29 E26 N11 FOP=[YR=2005] E16 N4 W16 S4$ N18 W12$ E12 S14 E16 S15 E28 N46$.

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	1,939.00	SF	5.20	5.20	100	2005	2005	3	87	8,772	

LAND DESCRIPTION

TOTAL OB/XF 8,772

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		RS-1	135.00	150.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS