



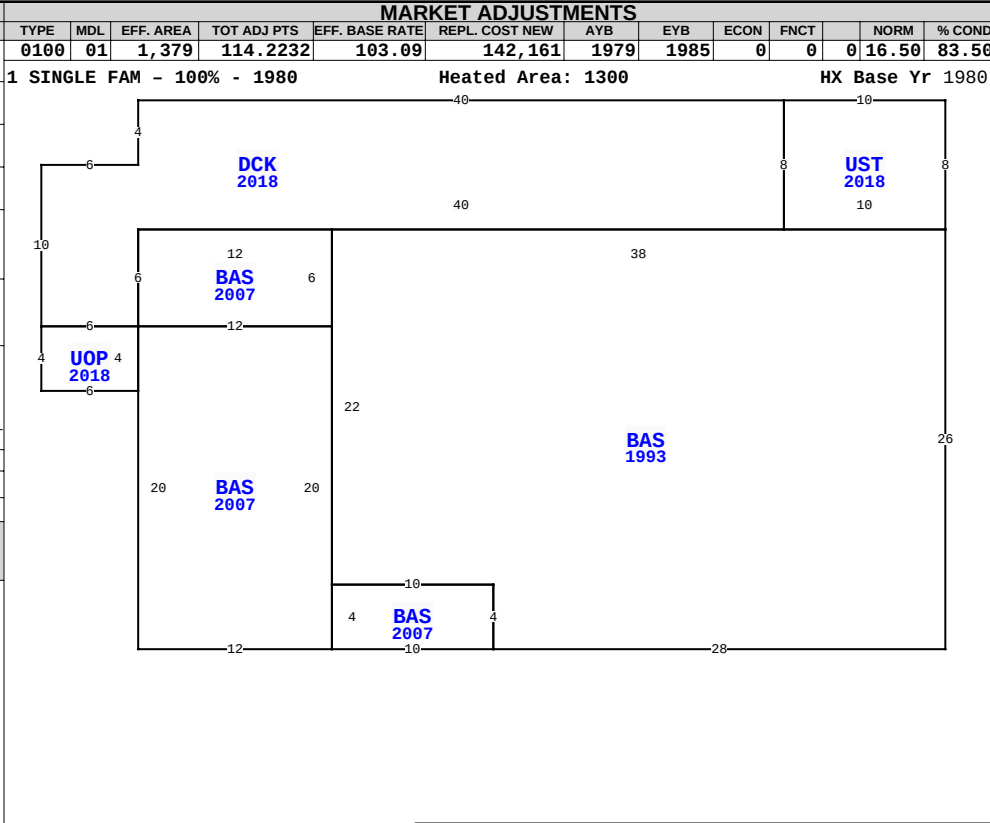
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	948	100	948	81,604
BAS	40	100	40	3,444
BAS	72	100	72	6,197
BAS	240	100	240	20,660
DCK	380	10	38	3,271
UOP	24	20	5	430
UST	80	45	36	3,099

TOTALS	1,784		1,379	118,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00



95210 GERALD CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										118,704									
TOTAL LAND VALUE - MARKET										45,000									
TOTAL MARKET VALUE										165,144									
SOH/AGL Deduction										91,898									
ASSESSED VALUE										73,246									
TOTAL EXEMPTION VALUE										HX HB 48,246									
BASE TAXABLE VALUE										25,000									
TOTAL JUST VALUE										165,144									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										144,322									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0272/0248	8/01/1978	WD	Q	V		3,000	
GRANTOR:							
GRANTEE:							
0153/0560	1/01/1973	WD	U	V		2,395	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2018] N8 W10 DCK=[YR=2018] W40 S4 W6 S10									
UOP=[YR=2018] S4 E6 N4 W6 \$ E6 N6 E40 N8\$ S8 E10\$									
BAS=[YR=1993] W38 BAS=[YR=2007] W12 S6 BAS=[YR=2007] S20 E12									
BAS=[YR=2007] E10 N4 W10S4\$ N20W12\$ E12N6\$ S22 E10 S4 E28 N26\$.									