

LOT 28
IN OR 2619/1602
ELLIS LANDING UNR

BATES JAKE PRESLEY
95142 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	99,025
BAS	96	100	96	9,661
FOP	128	30	38	3,824
FUS	540	100	540	54,343
STP	32	10	3	302
UOP	192	20	38	3,824

TOTALS	1,972		1,699	170,980
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EXTRA FEATURES	
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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	0810	CONCRETE A	0	0	17	3		51.00	SF 6.50	100	1987	1987	3	54.5	181	
2	0940	SHEDS/PORT	0	0	12	24		288.00	SF 30.00	100	1987	1987	3	20	1,728	
5	1242	WD DECK A	0	0	0	0		448.00	SF 10.00	100	2017	2017	3	82	3,674	

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
1	000100	C	SFR	0		RS-1	130.00	167.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00

REVIEW DATE	11/29/2022	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,699	119.9000	108.21	183,849	1987	2007	0	0	7.00	93.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1620											
HX Base Yr											

95142 GERALD CIR, FERNANDINA BEACH

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

TOTAL OB/XF																
5,583																

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	170,980
TOTAL MARKET OB/XF VALUE	5,583
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	221,563
SOH/AGL Deduction	0
ASSESSED VALUE	221,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,563
TOTAL JUST VALUE	221,563
NCON VALUE	1,216
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008034	DEMOLITION	21,300	08/01/2022
B1632979	ADDITION	14,419	09/06/2016

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22008034	DEMOLITION	21,300	08/01/2022
B1632979	ADDITION	14,419	09/06/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/1602	2/16/2023	WD	Q	I	01	325,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: BATES JAKE PRESLEY							
2571/1157	6/13/2022	WD	U	I	37	320,600	
GRANTOR: SIMMONS JAMES E & VIC							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W14 UOP=[YR=2017] N12 W16 S12 E16\$ W16 S36 E14
FOP=[YR=2017] S8 STP=[YR=2016] S4 E8 N4 W8\$ E16 N8
BAS=[YR=2017] N6 W16 S6 E16\$ W16 \$ N6 E16 N30 \$ PTR= E15
FUS=[YR=1993] E30 S18 W30 N18 \$ W15 \$.