

LOT 29
IN OR 1862/1217
ELLIS LANDING UNR

NEST EGG REALTY HOLDINGS LLC
PO BOX 2581
BRANDON, FL 33509

2023

44-2N-28-5130-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 30
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	05	Quality Level 05
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	1,171	100	1,171	126,866
DCK	128	10	13	1,408
FCP	192	25	48	5,200
FOP	224	30	67	7,259
TOTALS	1,715		1,299	140,733

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	40	3			6.50	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RS-1	125.00	160.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,299	134.8776	121.73	158,127	1945	2000	0	0	11.00	89.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1171											
HX Base Yr											
95118 GERALD CIR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		140,733	
TOTAL MARKET OB/XF VALUE		718	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		186,451	
SOH/AGL Deduction		30,919	
ASSESSED VALUE		155,532	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		155,532	
TOTAL JUST VALUE		186,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0509520	OTHER	0	05/01/2005
E14881	ELEC OTHER	26,400	04/01/2005
14822	FOUNDATION	26,400	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1862/1217	5/25/2013	QC	U	I	11	100
GRANTOR: LEONARD SUSAN S & JAN						
GRANTEE: NEST EGG REALTY HOL						
0912/1317	12/22/1999	WD	Q	V		10,500
GRANTOR: ELLIS MARY M						
GRANTEE: POWELL JANICE R & S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2007] W12 S16 BAS=[YR=2007] W8 DCK=[YR=2007] N3 W16 S8 E16 N5 \$ S5 W31 S21 E16 FOP=[YR=2006] S16 E14 N16 W14 \$ E35 N26 W12 \$ E12 N16 \$.											