LOT 32 R787542
IN OR 1939/1916
ELLIS LANDING UNR

MARSH DENNIS LEE
95084 GERALD CIR
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

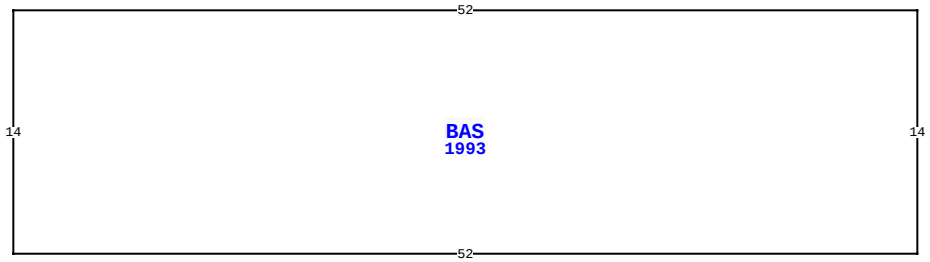
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	22,653
TOTALS	728		728	22,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	108.8000	70.72	51,484	1978	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2018 Heated Area: 728 HX Base Yr 2018



95084 GERALD CIR, FERNANDINA BEACH

BLD DATE		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		22,653
TOTAL MARKET OB/XF VALUE		2,355
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		70,008
SOH/AGL Deduction		27,784
ASSESSED VALUE		42,224
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,224
TOTAL JUST VALUE		70,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002051	MODULAR	0	02/15/2023
CO230004428			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1916	9/27/2014	QC	U	I	11	100
GRANTOR: HARDEGREE KAREN P & D						
GRANTEE: MARSH DENNIS LEE						
0914/1927	1/11/2000	WD	U	I		40,000
GRANTOR: WATSON ROSCOE H & DOR						
GRANTEE: HARDEGREE KARON & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S14 E52 N14$.

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	0803	ASPHALT C	0	100	0	0	2,640.00	SF	0.80	0.80	100	1980	1980	3	50	1,056	
2	0351	CARPORT MT	0	100	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2017	2017	3	82	787	

LAND DESCRIPTION

TOTAL OB/XF 2,355

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	000102	C	SFR/MH	100		RS-1	125.00	194.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/14/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS