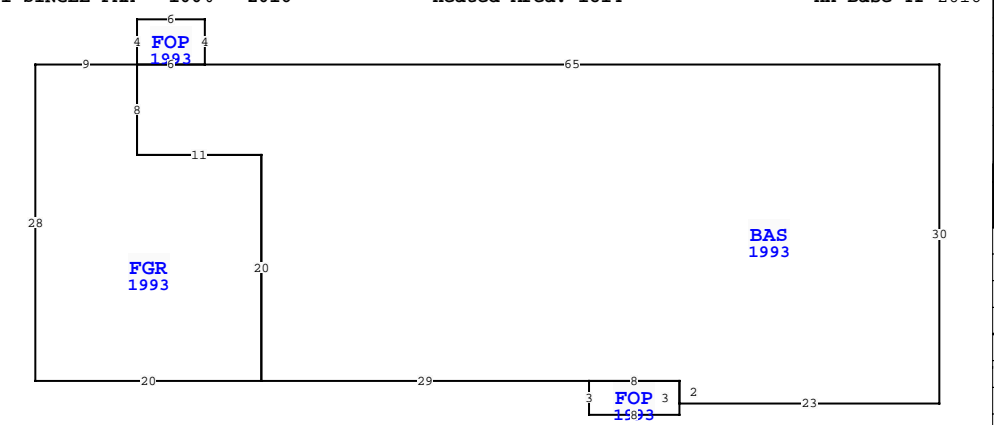




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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
NEIGHBORHOOD/LOC	4006.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,088	131.5160	118.69	247,825	1973	1985	0	0	28.50	71.50



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1,814	153,942
FGR	472	55	260	22,064
FOP	24	30	7	594
FOP	24	30	7	594
TOTALS	2,334		2,088	177,195

95221 GERALD CIR, FERNANDINA BEACH

EXTRA FEATURES																
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	100	0	624.00	SF	6.50	6.50	100	1980	1980	3	35	1,420	
3	0855	CONC PAVER	0	100	80	800.00	SF	5.00	5.00	100	2015	2015	3	96	3,840	

TOTAL OB/XF													
												5,260	

LAND DESCRIPTION																								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	200.00	201.00	2.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	85,500							

REVIEW DATE 01/23/2019 BY KWA																													
Total Acres: 0.00						Total Land Value: 85,500						Market: 0						Agricultural: 0						Common: 85,500					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		177,195	
TOTAL MARKET OB/XF VALUE		5,260	
TOTAL LAND VALUE - MARKET		85,500	
TOTAL MARKET VALUE		267,955	
SOH/AGL Deduction		146,381	
ASSESSED VALUE		121,574	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		71,574	
TOTAL JUST VALUE		267,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0545	4/30/2015	QC	U	I	11	100
GRANTOR: DUNCUM FELICIA WRIGHT						
GRANTEE: DUNCUM BRIAN E SR &						
1846/1618	3/22/2013	QC	U	I	11	100
GRANTOR: WRIGHT FLORENCE E						
GRANTEE: DUNCAM FELICIA WRIG						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W65 FOP=[YR=1993] N4 W6 S4E6 \$ W6 FGR=[YR=1993] W9 S28 E20 N20 W11 N8 \$ S8 E11 S20 E29 FOP=[YR=1993] S3 E8 N3W8\$ E8 S2 E23 N30\$.