

LOTS 56 57 & 58
IN OR 1587/1831 & OR 2140/961
ELLIS LANDING UNR

EWING DONNA J
95197 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0056-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4														
Exterior Wall	05	AVERAGE 100	0100	01	2,075	124.6462	112.49	233,417	1989	1994	0	0	0	13.75	86.25	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009 Heated Area: 1589 HX Base Yr 2009													Tax Group: 4			Tax Dist:										
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE			226,683										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE			28,343										
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET			130,500										
Interior Floo	11	CLAY TILE 20														TOTAL MARKET VALUE			385,526										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction			171,431										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE			214,095										
Bedrooms	3	100														TOTAL EXEMPTION VALUE			55,000										
Bathrooms	2	100														BASE TAXABLE VALUE			159,095										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE			385,526										
Stories	1.	1. 100														NCON VALUE			0										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE			335,968																							
Quality		06	Quality Level 06																										
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	1,300	100	1,300	126,129																									
BAS	289	100	289	28,040																									
FCP	150	25	38	3,687																									
FGR	390	55	214	20,763																									
FSP	500	40	200	19,405																									
UOP	170	20	34	3,299																									
TOTALS		2,799	2,075	201,322																									
EXTRA FEATURES					95197 GERALD CIR, FERNANDINA BEACH																								
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380													
2	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	1991	1991	3	64	1,697													
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1991	1991	3	20	1,296													
4	0812	CONCRETE C	0	100	0	0	3,355.00	SF	4.00	4.00	100	2004	2004	3	86	11,541													
5	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	1992	1992	3	66	2,691													
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864													
7	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	1994	1994	3	23	455													
8	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	100	2004	2004	3	86	4,933													
9	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2004	2004	3	24	864													
10	0350	CARPORT WD	0	100	13	40	520.00	SF	13.00	13.00	100	2004	2004	3	24	1,622													
LAND DESCRIPTION										TOTAL OB/XF 28,343																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100.00	200.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750												
2	000100	C	SFR	100		RS-1	110.00	200.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750												
3	000100	C	SFR	100		RS-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 130,500 Market: 0 Agricultural: 0 Common: 130,500 PRINTED 08/02/2023 BY SYS																													

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Exterior Wall	15	CONC BLOCK 100	6500	01	832	55.6600	19.48	16,207	1992	1992	0	0	0	50.00	50.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES - 100% - 2009													Heated Area: 832										HX Base Yr 2009									
Roof Cover	12	MODULAR MT 100	26 32 BAS 1993 26 32																																

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