

KNAPP MICHAEL R
95053 GERALD CIR
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	16 WD FR STUC 100			
RooF Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 50			
Interior Floo	19 MARBLE 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	03 MASONRY 100			
Stories Units	1. 1. 100 0 100			
BUD8 Adjustme	04 DIST 01 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
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	1,658	100	1,658	231,253
BAS	400	100	400	55,791
FOP	102	30	31	4,324
PTO	144	5	7	977
TOTALS	2,304	2,096	292,344	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,096	124.9500	148.38	311,004	1975	2010	0	0	0	94.00

1 SNGL FAM - 100% - 2021

Heated Area: 2058

HX Base Yr 2021

The diagram shows a large rectangular lot with several smaller rectangular structures or setbacks indicated by dimension lines. The labels and dimensions are as follows:

- BAS 1993:** A large central area.
- FOP 2018:** A small rectangle at the bottom left, measuring 17 units wide and 6 units deep.
- PTO 2018:** A vertical rectangle at the top right, measuring 12 units wide and 12 units high.
- BAS 2019:** A rectangle on the right side, measuring 20 units wide and 20 units high.

Other dimensions include a total width of 56, a depth of 36, and various setback measurements like 10, 17, 13, 20, 4, and 16.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					292,344				
TOTAL MARKET OB/XF VALUE					5,574				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					342,918				
SOH/AGL Deduction					79,243				
ASSESSED VALUE					263,675				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					213,675				
TOTAL JUST VALUE					342,918				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					270,688				

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0657	6/12/2020	WD Q	I	02		289,900

GRANTOR: SPENCER DANIEL L & RE

GRANTEE: KNAPP MICHAEL R

2186/0480 3/28/2018 WD Q I 01 115,000

GRANTOR: BELL BARBRA JEANNETTE

GRANTEE: SPENCER DANIEL L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 PTO=[YR=2018] N12 W12 S12 E12\$ W56 S36 E10
FOP=[YR=2018] E17 N6 W17 S6\$ N6 E17 S6 E13 BAS=[YR=2019] E20
N20 W20 S20\$ N20 E20 N16\$.

LAND DESCRIPTION

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	260.00	155.00	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: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS