LOT 61
IN OR 2185/1198
ELLIS LANDING UNR

DINKINS MICHAEL & CHELSIE
95011 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

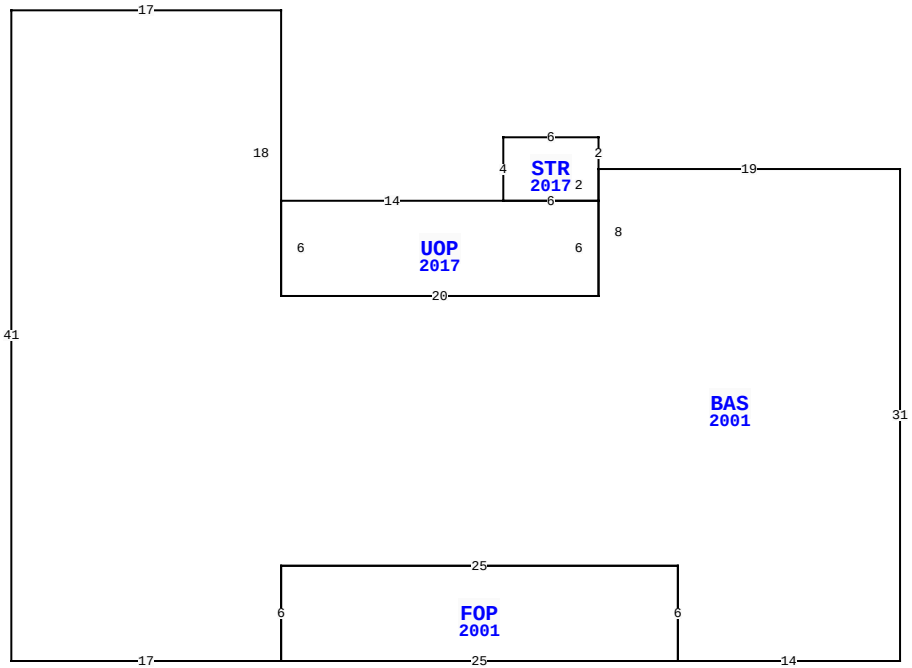
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	174,642
FOP	150	30	45	4,924
STR	24	10	2	219
UOP	120	20	24	2,627
TOTALS	1,890		1,667	182,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	131.7900	118.94	198,273	1950	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1596 HX Base Yr 2019



95011 GERALD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,411
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		227,411
SOH/AGL Deduction		72,725
ASSESSED VALUE		154,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,686
TOTAL JUST VALUE		227,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8297	MH MOVE-ON	10,000	09/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2185/1198	3/25/2018	WD	U	I	11	100
GRANTOR: MALONE ASHLEY N N/K/						
GRANTEE: DINKINS MICHAEL & C						
2182/1409	3/09/2018	WD	Q	I	02	180,000
GRANTOR: MALONE ASHLEY N						
GRANTEE: DINKINS MICHAEL & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 STR=[YR=2017] N2 W6 S4 UOP=[YR=2017] W14 S6 E20 N6 W6$ E6 N2$ S8 W20 N18 W17 S41E17 FOP=[YR=2001] E25 N6 W25 S6$ N6 E25 S6 E14 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0005	RS-1	123.00	155.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/15/2020 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS