LOT 25 OR 272 PG 248
ELLIS LANDING UNR

WATSON RALPH S & F M
95210 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**44-2N-28-5130-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

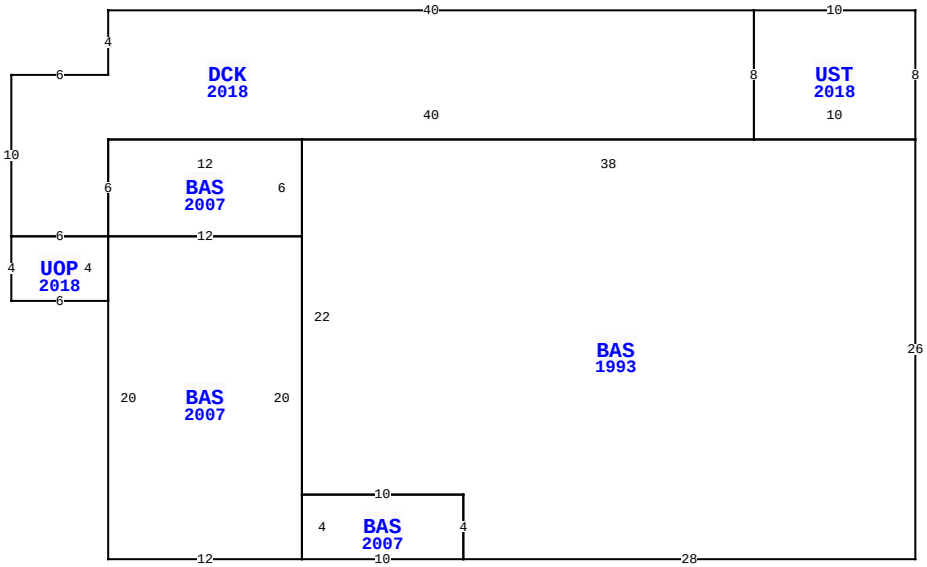
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 948 | 100 | 948 | 85,637 |
| BAS | 40 | 100 | 40 | 3,613 |
| BAS | 72 | 100 | 72 | 6,504 |
| BAS | 240 | 100 | 240 | 21,680 |
| DCK | 380 | 10 | 38 | 3,432 |
| UOP | 24 | 20 | 5 | 452 |
| UST | 80 | 45 | 36 | 3,252 |
| TOTALS | 1,784 | | 1,379 | 124,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,379 | 114.2232 | 108.51 | 149,635 | 1979 | 1985 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SINGLE FAM – 100% - 1980 Heated Area: 1300 HX Base Yr 1980




95210 GERALD CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 124,571 |
| TOTAL MARKET OB/XF VALUE | | 1,440 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 196,011 |
| SOH/AGL Deduction | | 120,568 |
| ASSESSED VALUE | | 75,443 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 25,443 |
| TOTAL JUST VALUE | | 196,011 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 165,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0272/0248 | 8/01/1978 | WD | Q | V | | 3,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0153/0560 | 1/01/1973 | WD | U | V | | 2,395 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2018] N8 W10 DCK=[YR=2018] W40 S4 W6 S10
UOP=[YR=2018] S4 E6 N4 W6 $ E6 N6 E40 N8$ S8 E10$
BAS=[YR=1993] W38 BAS=[YR=2007] W12 S6 BAS=[YR=2007] S20 E12
BAS=[YR=2007] E10 N4 W10S4$ N20W12$ E12N6$ S22 E10 S4 E28
N26$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 1,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,440

| 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 | | RSF- | 1135.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 70,000.00 | 70,000.00 | 70,000 | | | | | | | |

REVIEW DATE 01/23/2019 BY KW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS