



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

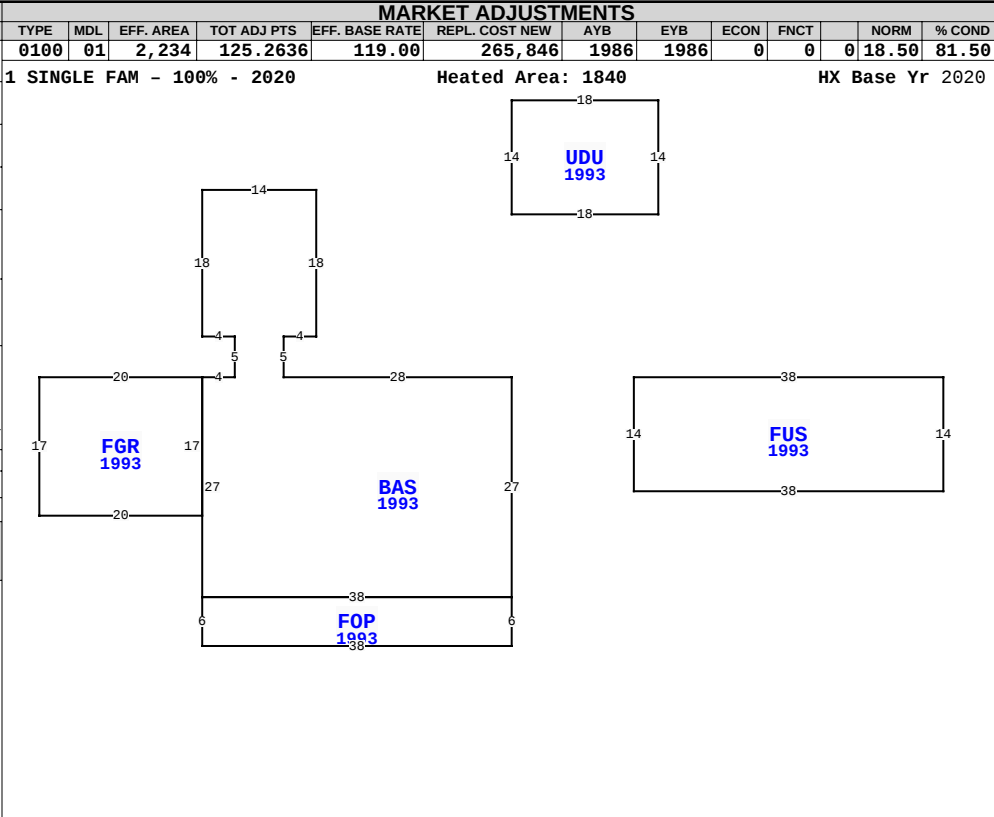
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	126,856
FGR	340	55	187	18,136
FOP	228	30	68	6,595
FUS	532	100	532	51,596
UDU	252	55	139	13,481

TOTALS	2,660		2,234	216,664
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	24	18	432.00	SF	10.00
3	0812	CONCRETE C	0	100	0	0	1,804.00	SF	4.00
4	0825	BRICK	0	100	0	0	151.00	SF	12.50



95176 GERALD CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1986	1986	3	60	2,100	
2	1242	WD DECK A	0	100	24	18	432.00	SF	10.00	10.00	100	1989	1989	3	20	864	
3	0812	CONCRETE C	0	100	0	0	1,804.00	SF	4.00	4.00	100	1993	1993	3	66	4,763	
4	0825	BRICK	0	100	0	0	151.00	SF	12.50	12.50	100	1992	1992	3	88	1,661	

LAND DESCRIPTION										TOTAL OB/XF										9,388	
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	LA VAL				
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					
REVIEW DATE		05/12/2019		BY KBA		Total Acres: 0.00			Total Land Value: 70,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					216,664									
TOTAL MARKET OB/XF VALUE					9,388									
TOTAL LAND VALUE - MARKET					70,000									
TOTAL MARKET VALUE					296,052									
SOH/AGL Deduction					92,392									
ASSESSED VALUE					203,660									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					153,660									
TOTAL JUST VALUE					296,052									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					261,715									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5685	REMODEL	220	02/01/1989
5491	ADDITION	9,475	02/01/1989
5183	XFOB	0	09/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1442	4/01/2022	QC	U	I	11	47,500
GRANTOR:BEECH RITA L						
GRANTEE: BEECH CHARLENE D						
2015/0222	11/11/2015	SW	U	I	12	126,400
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: SMITH DIANE B & RIT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 N5 E4 N18 W14 S18 E4S5W4FGR=[YR=1993] W20 S17E20 N17\$ S27 FOP=[YR=1993] S6 E38 N6 W38\$ E38 N27\$ PTR=E15 FUS=[YR=1993] E38 S14 W38 N14\$ W15\$ PTR=N20 UDU=[YR=1993] N14 E18 S14 W18\$ S20\$.									