LOT 29
IN OR 1862/1217
ELLIS LANDING UNR

NEST EGG REALTY HOLDINGS LLC
PO BOX 2581
BRANDON, FL 33509

2024

44-2N-28-5130-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

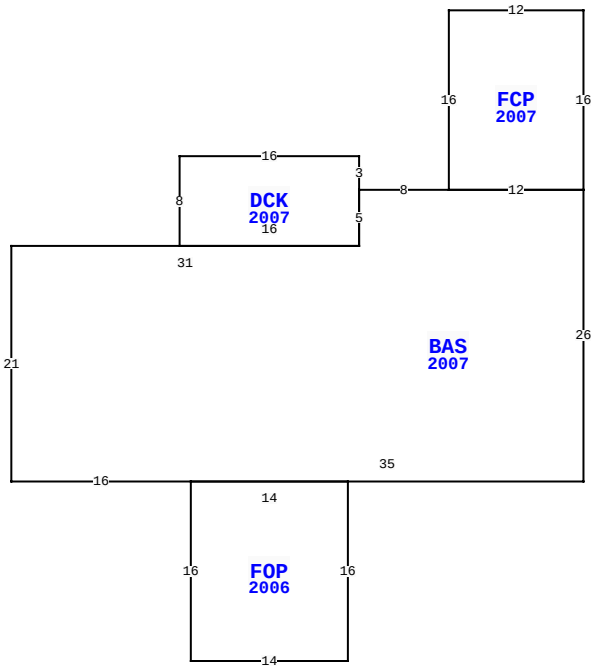
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100	1,171	132,785
DCK	128	10	13	1,474
FCP	192	25	48	5,443
FOP	224	30	67	7,598
TOTALS	1,715		1,299	147,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,299	134.8776	128.13	166,441	1945	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 1171 HX Base Yr



95118 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	147,300
TOTAL MARKET OB/XF VALUE	710
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	218,010
SOH/AGL Deduction	46,925
ASSESSED VALUE	171,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,085
TOTAL JUST VALUE	218,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0509520	OTHER	0	05/01/2005
E14881	ELEC OTHER	26,400	04/01/2005
14822	FOUNDATION	26,400	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1862/1217	5/25/2013	QC	U	I	11	100
GRANTOR: LEONARD SUSAN S & JAN						
GRANTEE: NEST EGG REALTY HOL						
0912/1317	12/22/1999	WD	Q	V		10,500
GRANTOR: ELLIS MARY M						
GRANTEE: POWELL JANICE R & S						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W12 S16 BAS=[YR=2007] W8 DCK=[YR=2007] N3 W16 S8 E16 N5 $ S5 W31 S21 E16 FOP=[YR=2006] S16 E14 N16 W14 $ E35 N26 W12 $ E12 N16 $.

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	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	2010	2010	3	91	710	

LAND DESCRIPTION

TOTAL OB/XF 710

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	0		RSF-	1125.00	160.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 09/16/2021 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS