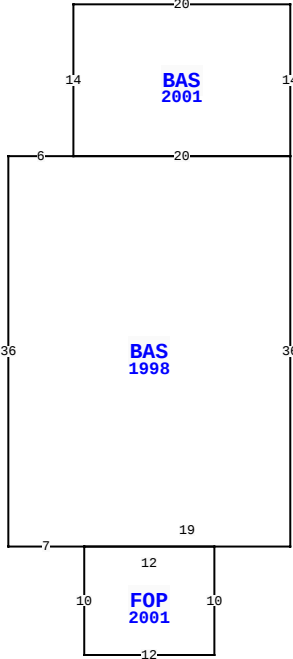




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																	
Exterior Wall	15	CONC BLOCK 100	0100	01	1,252	109.8240	104.33	130,621	1964	1995	0	0	0	14.00	86.00	VALUATION SUMMARY																	
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016										Heated Area: 1216					HX Base Yr 2016					STANDARD										
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:										
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					112,334										
Interior Floor	14	CARPET 90																TOTAL MARKET OB/XF VALUE					6,537										
Interior Floor	08	SHT VINYL 10																TOTAL LAND VALUE - MARKET					140,000										
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					258,871										
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					140,455										
Bedrooms		2 100																ASSESSED VALUE					118,416										
Bathrooms		1 100																TOTAL EXEMPTION VALUE					50,000										
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					68,416										
Stories	1.	1. 100																TOTAL JUST VALUE					258,871										
Units		0 100	NCON VALUE					0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																														
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					203,996																									
																PERMIT NUM										DESCRIPTION		AMT		ISSUED			
																B0210309										CARPORT		2,000		11/01/2002			
																P014963										ADDITION		0		09/01/2001			
																985056										ADDITION		3,675		06/01/1998			
																5392										ADDITION		6,188		12/20/1988			
TOTALS																1,336				1,252		112,334											
EXTRA FEATURES					95060 GERALD CIR, FERNANDINA BEACH										BLD DATE				LGL DATE		03/13/2024		MLU										