LOTS 56 57 & 58
IN OR 1587/1831 & OR 2140/961
ELLIS LANDING UNR

EWING DONNA J
95197 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	06	Quality Level 06

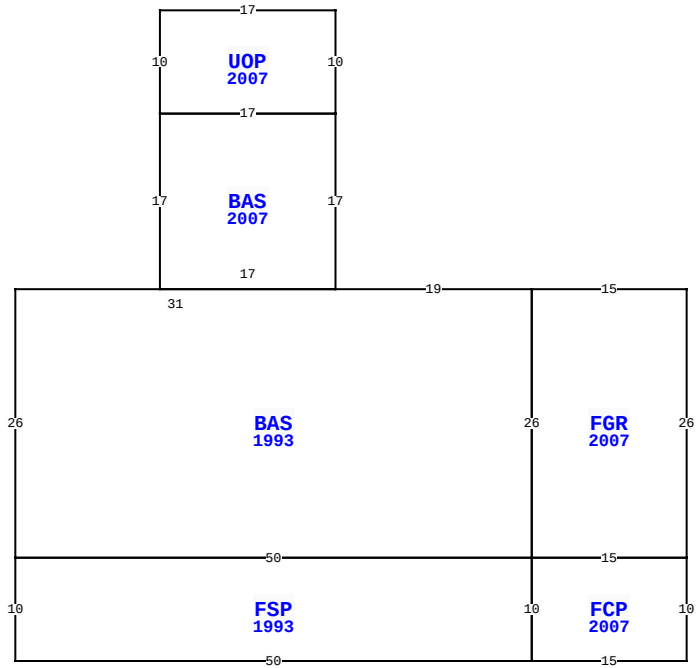
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	131,998
BAS	289	100	289	29,344
FCP	150	25	38	3,859
FGR	390	55	214	21,729
FSP	500	40	200	20,307
UOP	170	20	34	3,452
TOTALS	2,799		2,075	210,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	124.6462	118.41	245,701	1989	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1589 HX Base Yr 2009



95197 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		235,872
TOTAL MARKET OB/XF VALUE		27,489
TOTAL LAND VALUE - MARKET		203,000
TOTAL MARKET VALUE		466,361
SOH/AGL Deduction		245,843
ASSESSED VALUE		220,518
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		165,518
TOTAL JUST VALUE		466,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005788	24 X 35 STRG	40,933	06/03/2019
6226	XFOB	10,880	01/17/1990
2987	H/AC	1,650	04/20/1989
5861	NEW CONSTR	1,300	04/20/1989
2502	H/AC	1,500	03/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0961	8/15/2017	WD	U	V	37	30,000
GRANTOR: SHULL HELLA						
GRANTEE: EWING GLEN C & DONN						
1587/1831	10/02/2008	QC	U	I	01	100
GRANTOR: EWING GLEN C						
GRANTEE: EWING GLEN C & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W15 BAS=[YR=1993] W19 BAS=[YR=2007] N17
UOP=[YR=2007] N10 W17 S10 E17 $ W17 S17 E17 $ W31
S26FSP=[YR=1993] S10 E50 FCP=[YR=2007] E15 N10 W15 S10 $
N10 W50 $ E50 N26 $ S26 E15N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	1991	1991	3	62	1,644	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1991	1991	3	20	1,296	
4	0812	CONCRETE C	0	100	0	0	3,355.00	SF	4.00	4.00	100	2004	2004	3	84	11,273	
5	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	1992	1992	3	64	2,609	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
7	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	1994	1994	3	20	396	
8	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	100	2004	2004	3	84	4,818	
9	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	
10	0350	CARPORT WD	0	100	13	40	520.00	SF	13.00	13.00	100	2004	2004	3	22	1,487	

TOTAL OB/XF 27,489

LAND DESCRIPTION

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-	1100.00	200.00	1.00	LT		1.00	1.00	0.95	70,000.00	66,500.00	66,500							
2	000100	C	SFR	100		RSF-	1110.00	200.00	1.00	LT		1.00	1.00	0.95	70,000.00	66,500.00	66,500							
3	000100	C	SFR	100		RSF-	1100.00	200.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 203,000 Market: 0 Agricultural: 0 Common: 203,000 PRINTED 08/06/2024 BY SYS

LOTS 56 57 & 58
IN OR 1587/1831 & OR 2140/961
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2024

44-2N-28-5130-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

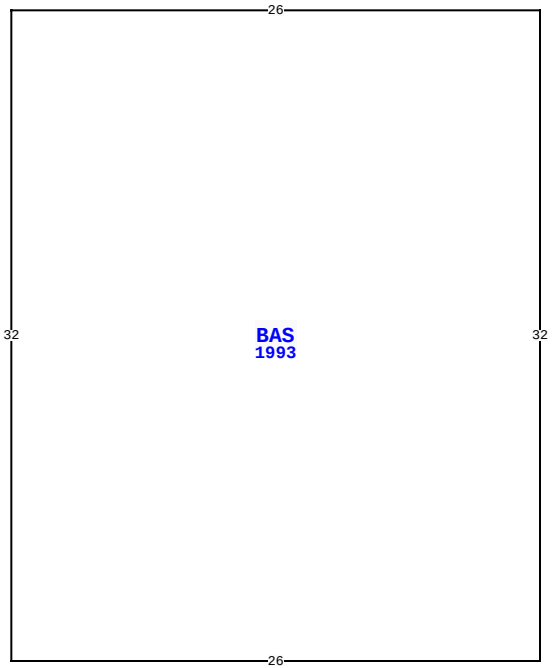
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		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	832	100	832	8,104
TOTALS	832		832	8,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	832	55.6600	19.48	16,207	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2009 Heated Area: 832 HX Base Yr 2009



95197 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		235,872
TOTAL MARKET OB/XF VALUE		27,489
TOTAL LAND VALUE - MARKET		203,000
TOTAL MARKET VALUE		466,361
SOH/AGL Deduction		245,843
ASSESSED VALUE		220,518
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		165,518
TOTAL JUST VALUE		466,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0961	8/15/2017	WD	U	V	37	30,000
GRANTOR: SHULL HELLA						
GRANTEE: EWING GLEN C & DONN						
1587/1831	10/02/2008	QC	U	I	01	100
GRANTOR: EWING GLEN C						
GRANTEE: EWING GLEN C & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S32 E26 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 203,000 Market: 0 Agricultural: 0 Common: 203,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

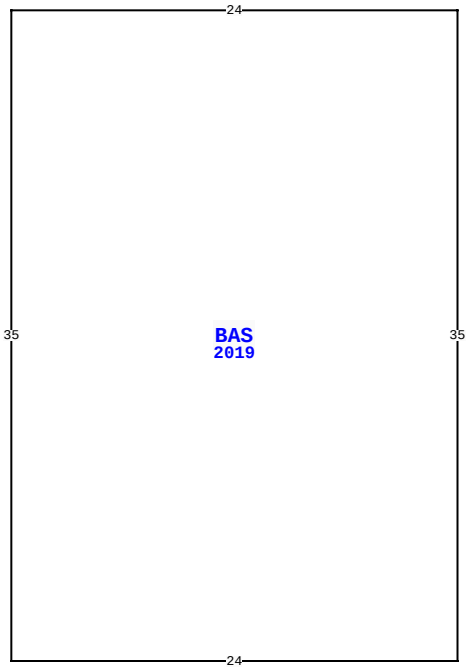
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	840	100	840	17,079
TOTALS	840		840	17,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	21.18	17,791	2019	2019	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2009 Heated Area: 840 HX Base Yr 2009



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BASE TAXABLE VALUE		165,518
TOTAL JUST VALUE		466,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SHULL HELLA						
GRANTEE: EWING GLEN C & DONN						
1587/1831	10/02/2008	QC	U	I	01	100
GRANTOR: EWING GLEN C						
GRANTEE: EWING GLEN C & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 E24 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 203,000 Market: 0 Agricultural: 0 Common: 203,000 PRINTED 08/06/2024 BY SYS