LOTS 54 & 55
IN OR 1977/545
ELLIS LANDING UNR

DUNCUM BRIAN E SR/DUNCUM FELICIA W
95221 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

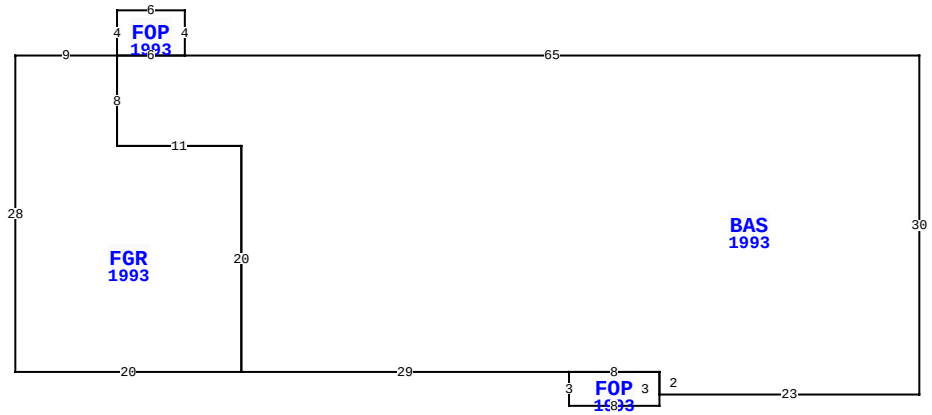
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1993	1,814	168,197
FGR	472	55	1993	260	24,107
FOP	24	30	1993	7	649
FOP	24	30	1993	7	649
TOTALS	2,334			2,088	193,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	131.5160	131.52	274,614	1973	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1814 HX Base Yr 2016



95221 GERALD CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,603
TOTAL MARKET OB/XF VALUE		5,017
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		388,620
SOH/AGL Deduction		259,768
ASSESSED VALUE		128,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,130
TOTAL JUST VALUE		388,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0545	4/30/2015	QC	U	I	11	100
GRANTOR: DUNCUM FELICIA WRIGHT						
GRANTEE: DUNCUM BRIAN E SR &						
1846/1618	3/22/2013	QC	U	I	11	100
GRANTOR: WRIGHT FLORENCE E						
GRANTEE: DUNCAM FELICIA WRIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 FOP=[YR=1993] N4 W6 S4E6 $ W6 FGR=[YR=1993] W9 S28 E20 N20 W11 N8 $ S8 E11 S20 E29 FOP=[YR=1993] S3 E8 N3W8$ E8 S2 E23 N30$.

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	100	0	0	624.00	SF	6.50	6.50	100	1980	1980	3	30	1,217	
2	0855	CONC PAVER	0	100	80	10	800.00	SF	5.00	5.00	100	2015	2015	3	95	3,800	

LAND DESCRIPTION

TOTAL OB/XF 5,017

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	RES	100		RSF-1	200.00	201.00	2.00	LT		1.00	1.00	0.95	100,000.00	95,000.00	190,000							

REVIEW DATE 01/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS