LOT 59 & PT OF LOT 60
IN OR 2368/657
(EX OR 2131/372)

KNAPP MICHAEL R
95053 GERALD CIR
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

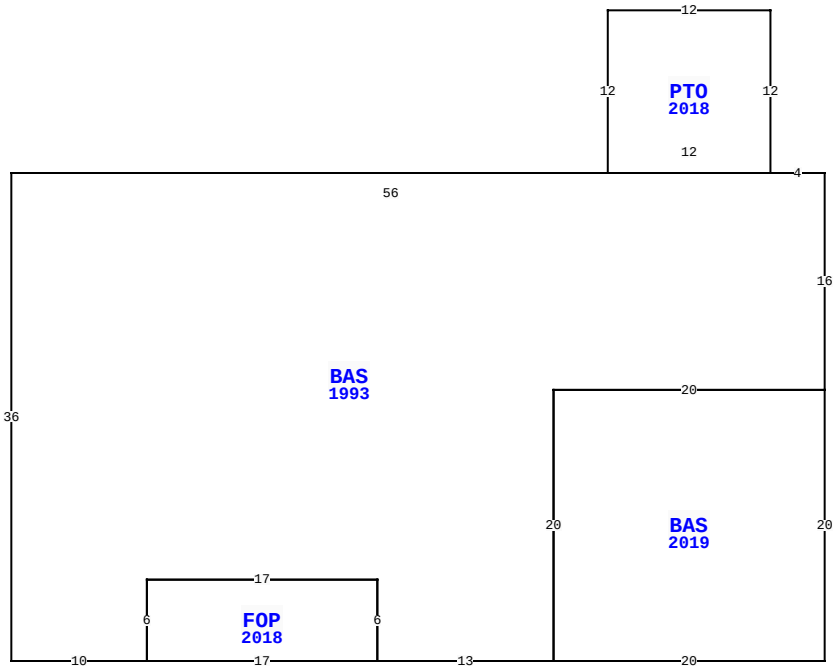
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1993	1,658	254,312
BAS	400	100	2019	400	61,354
FOP	102	30	2018	31	4,755
PTO	144	5	2018	7	1,074
TOTALS	2,304			2,096	321,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	124.9500	164.93	345,693	1975	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 2058 HX Base Yr 2021



95053 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		321,494
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		426,874
SOH/AGL Deduction		147,413
ASSESSED VALUE		279,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,739
TOTAL JUST VALUE		426,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803687	DEMOLITION	1,500	05/01/2018
974228	ADDITION	2,198	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/0657	6/12/2020	WD	Q	I	02	289,900
GRANTOR: SPENCER DANIEL L & RE						
GRANTEE: KNAPP MICHAEL R						
2186/0480	3/28/2018	WD	Q	I	01	115,000
GRANTOR: BELL BARBRA JEANETTE						
GRANTEE: SPENCER DANIEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 PTO=[YR=2018] N12 W12 S12 E12$ W56 S36 E10 FOP=[YR=2018] E17 N6 W17 S6$ N6 E17 S6 E13 BAS=[YR=2019] E20 N20 W20 S20$ N20 E20 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	100	5	12	60.00	SF	6.50	6.50	100	1998	1998	3	73	285	
2	0812	CONCRETE C	0	100	0	0	1,298.00	SF	4.00	4.00	100	2000	2000	3	77	3,998	
3	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	2019	2019	3	97	1,097	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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-	1260.00	155.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS