LOT 53
IN OR 2731/833
ELLIS LANDING UNR

VIZCAINO REAL ESTATE PROPERTIES LLC
95667 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06

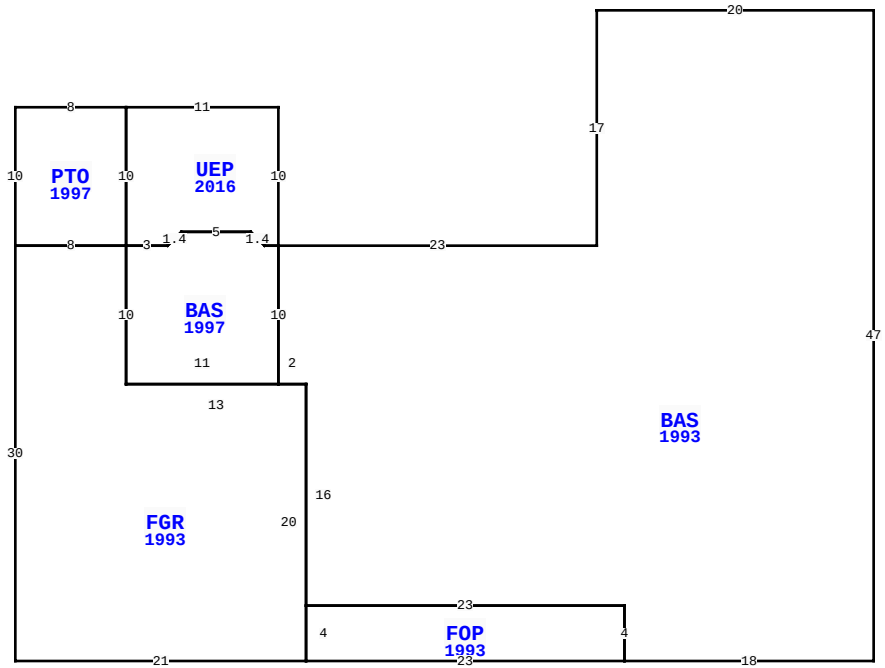
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1993	1,498	151,324
BAS	116	100	1997	116	11,718
FGR	500	55	1993	275	27,780
FOP	92	30	1993	28	2,829
PTO	80	5	1997	4	404
UEP	104	60	2016	62	6,263
TOTALS	2,390			1,983	200,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	128.7034	135.14	267,983	1976	1990	0	0	0	25.25	74.75

1 SINGLE FAM 0% - 2025 Heated Area: 1614 HX Base Yr



95261 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	200,317
TOTAL MARKET OB/XF VALUE	6,950
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	307,267
SOH/AGL Deduction	0
ASSESSED VALUE	307,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,267
TOTAL JUST VALUE	307,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984864	ADDITION	2,100	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/833	8/07/2024	QC	U	I	11	100
GRANTOR: VIZCAINO JOSE JR						
GRANTEE: VIZCAINO REAL ESTAT						
2296/1302	8/01/2019	WD	U	I	11	100
GRANTOR: VIZCAINO MICHAEL D						
GRANTEE: VIZCAINO JOSE E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S17 W23 UEP=[YR=2016] N10 W11 PTO=[YR=1997] W8 S10 FGR=[YR=1993] S30 E21 FOP=[YR=1993] E23 N4 W23 S4 $ N20 W13 N10 W8$ E8 N10$ S10 E3 R1 U1 E5 D1 R1 E1$ BAS=[YR=1997] W1 L1 U1 W5 D1 L1 W3 S10 E11 N10$ S10 E2 S16 E23 S4 E18 N47$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	34	1,190	
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	1976	1976	3	25	5,760	

LAND DESCRIPTION

TOTAL OB/XF 6,950

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	0		RSF-	1148.00	100.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS