

EWING DONNA J
95197 GERALD CIRCLE
FERNANDINA BEACH, FL 32034

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

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structure10

MOD METAL 100 STEEL FRME 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

120703010101051000

MODULAR MT 100 NONE 100 CONC FINSH 100 NONE 100 NONE 100 0 100 STEEL 100 1. 100 0 100 NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

65000184060.500023.6019,82420192019006.0094.00

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

2435BAS
201935

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE258,507

TOTAL MARKET OB/XF VALUE6,798

TOTAL LAND VALUE - MARKET290,000

TOTAL MARKET VALUE555,305

SOH/AGL Deduction322,265

ASSESSED VALUE233,040

TOTAL EXEMPTION VALUE HX HB WX56,411

BASE TAXABLE VALUE176,629

TOTAL JUST VALUE555,305

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE563,901

SUBAREAS

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

05/09/2025MLU

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVRSNSALE PRICE

2140/09618/15/2017WDUU V3730,000

GRANTOR: SHULL HELLA

GRANTEE: EWING GLEN C & DONN

1587/183110/02/2008QCQ I 01100

GRANTOR: EWING GLEN C

GRANTEE: EWING GLEN C & DONN

EXTRA FEATURES

95197 GERALD CIR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

05/09/2025MLU

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BY CD

Total Acres: 0.00Total Land Value: 290,000Market: 0Agricultural: 0Common: 290,000PRINTED 07/09/2026 BY SYS