



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2001.00
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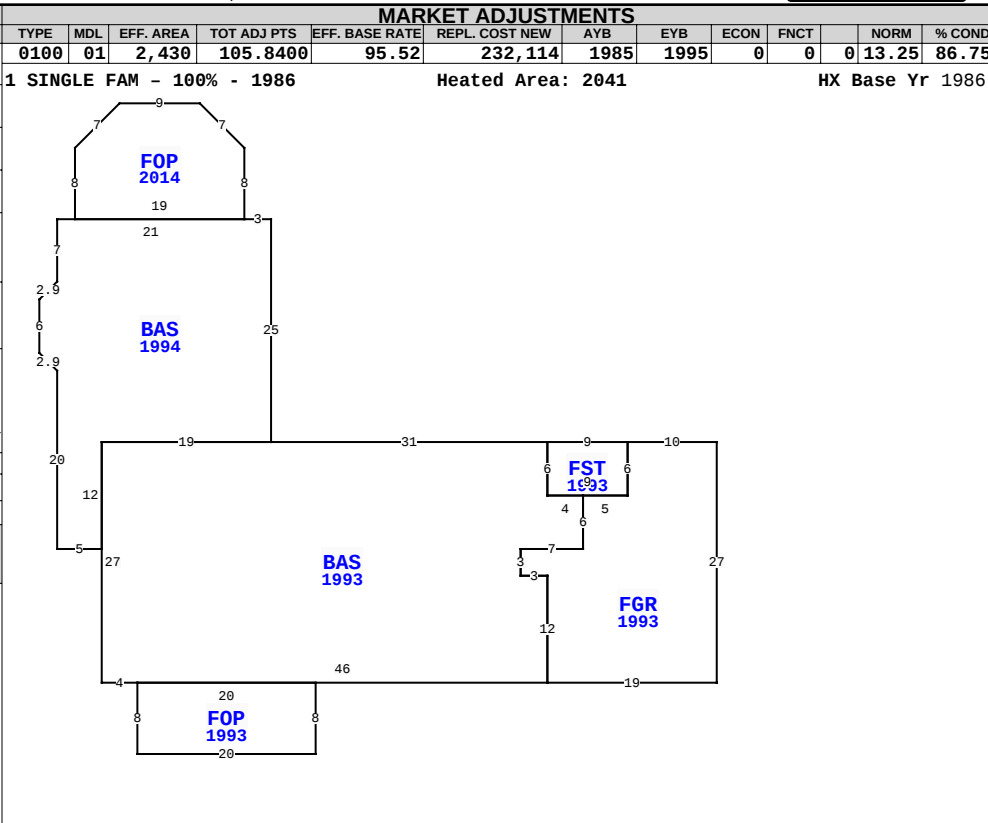
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1,365	113,109
BAS	676	100	676	56,016
FGR	444	55	244	20,219
FOP	160	30	48	3,977
FOP	222	30	67	5,552
FST	54	55	30	2,486

TOTALS	2,921		2,430	201,359
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	884.00	SF	5.20	5.20
7	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20
8	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50
9	0855	CONC PAVER	0 100	9	6	54.00	SF	7.00	7.00
10	0855	CONC PAVER	0 100	0	0	786.00	SF	10.00	10.00
11	0855	CONC PAVER	0 100	0	0	930.00	SF	7.00	7.00
12	0510	GARAGE WD-	0 100	24	25	600.00	SF	43.75	43.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	100.00	147.00	100.00

REVIEW DATE	04/29/2020	BY	DJA
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1477 HOLLY DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
39,051									

Total Acres: 0.00	Total Land Value: 120,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					201,359				
TOTAL MARKET OB/XF VALUE					39,051				
TOTAL LAND VALUE - MARKET					120,000				
TOTAL MARKET VALUE					168,043				
SOH/AGL Deduction					192,367				
ASSESSED VALUE					50,000				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					118,043				
TOTAL JUST VALUE					360,410				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					356,753				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24233	ADDITION	23,196	12/01/2010
0435	ADDITION	23,100	08/01/1993
7664	GARAGE	9,162	11/05/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0431/0110	8/01/1984	WD	U	V		100			

GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
FGR=[YR=1993] W10 FST=[YR=1993] W9 BAS=[YR=1993] W31 BAS=[YR=1994] N25 W3 FOP=[YR=2014] N8 U5 L5 W9 D5 L5 S8 E19\$ W21 S7 D2 L2 S6 R2 D2 S20 E5 N12 E19 \$ W19 S27 E4 FOP=[YR=1993] S8 E20 N8 W20 \$E46 N12 W3 N3 E7 N6 W4 N6\$ S6 E9 N6\$ S6 W5 S6 W7 S3 E3 S12 E19 N27 \$.									

BUILDING NOTES									

Common: 120,000	PRINTED 08/02/2023 BY SYS
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