

LOTS 47 & 48
OR 622 PG 675
EX RW IN OR 97/631

DUNCAN WILLIAM PAUL & HENRIETTA
1417 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-024B-0047-0000



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

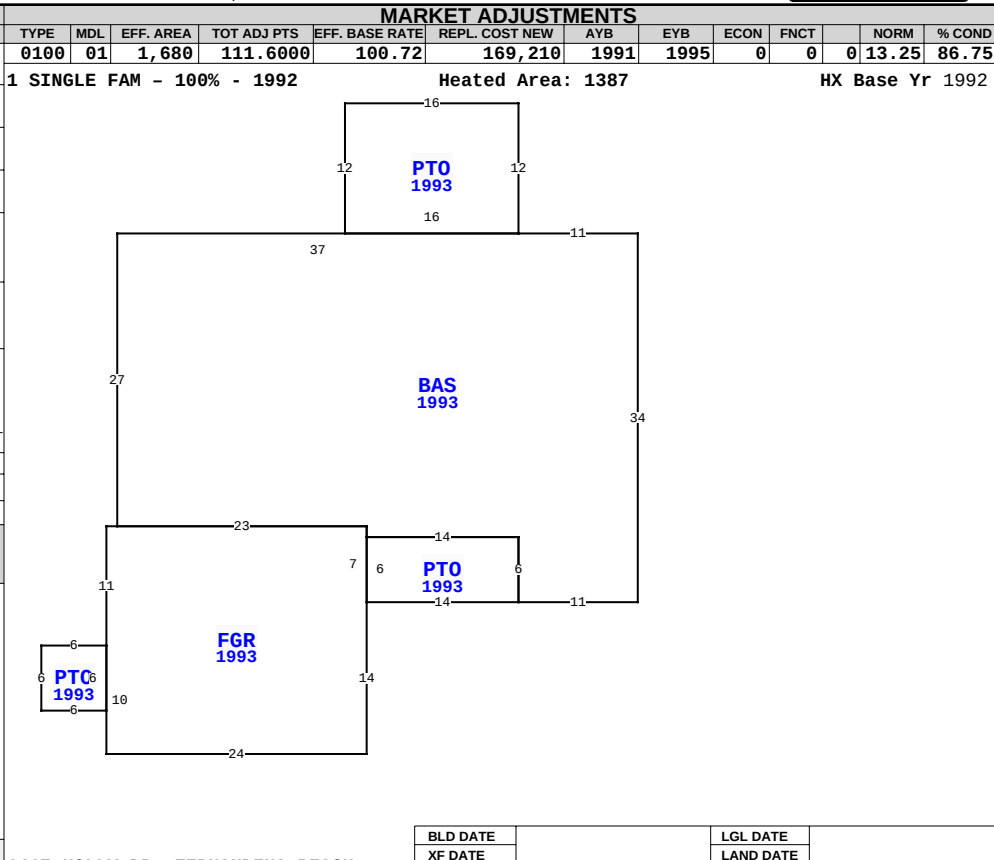
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	121,189
FGR	504	55	277	24,202
PTO	36	5	2	174
PTO	84	5	4	350
PTO	192	5	10	874
TOTALS	2,203		1,680	146,790

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	893.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	100.00	137.00	100.00	FF	
2	000100	C	SFR	100		RM	56.00	147.00	56.00	FF	



1417 HOLLY DR, FERNANDINA BEACH											
TOTAL OB/XF 5,991											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						146,790					
TOTAL MARKET OB/XF VALUE						5,991					
TOTAL LAND VALUE - MARKET						153,600					
TOTAL MARKET VALUE						306,381					
SOH/AGL Deduction						172,875					
ASSESSED VALUE						133,506					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						83,506					
TOTAL JUST VALUE						306,381					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						309,349					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3753	NEW CONSTR	0	04/29/1991
6469	NEW CONSTR	49,560	05/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0622/0675	3/26/1991	WD	U	V	09	13,000	
GRANTOR: CRISHER JAMES & G G							
GRANTEE: DUNCAN WM & HENRIET							
0568/1348	5/03/1989	WD	U	V	09	7,000	
GRANTOR: DAVIS PAULA M ET AL							
GRANTEE: CRISHER JAMES N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16\$ W37 S27											
FGR=[YR=1993] W1 S11 PTO=[YR=1993] W6 S6 E6 N6\$ S10 E24 N14											
PTO=[YR=1993] E14 N6 W14 S6\$ N7 W23\$ E23 S1 E14 S6 E11 N34\$.											