LOT 33
OAK HILL ESTATES #2 PB 5/134

HOLTON DAVID NOBLE/MOORE MELISSA JO HOLTON
861338 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

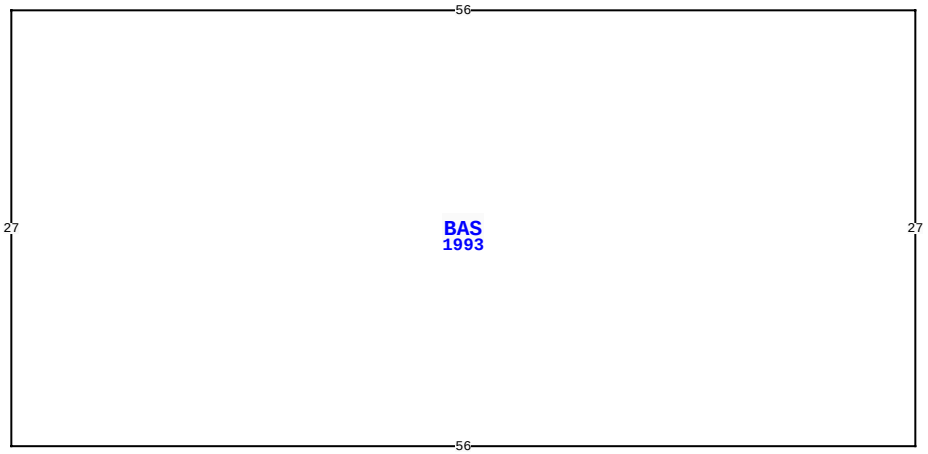
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	34,614
TOTALS	1,512		1,512	34,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	117.4000	76.31	115,381	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1512 HX Base Yr



BLD DATE	05/13/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

95119 LOUISE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,614
TOTAL MARKET OB/XF VALUE	2,808
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	118,422
SOH/AGL Deduction	0
ASSESSED VALUE	118,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,422
TOTAL JUST VALUE	118,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706319	H/AC	0	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0543	2/14/2022	FJ	U	I	11	100
GRANTOR: SHEETS JOAN WEBER EST						
GRANTEE: HOLTON DAVID NOBLE						
1080/1488	9/16/2002	WD	U	I	06	100
GRANTOR: BERGWERK RUDOLPH J						
GRANTEE: SHEETS RICHARD & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	5	7	35.00	SF	10.00	10.00	100	1988	1988	3	20	70	
2	1242	WD DECK A	0	0	5	9	45.00	SF	10.00	10.00	100	1988	1988	3	20	90	
3	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	1988	1988	3	20	338	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	75,000.00	75,000.00	81,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.08 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS