LOT 44 2001 MERIT DW
IN OR 1940/236
HOLLY POINT NORTH UNR

JESSEN HARRY M
21 FARMHOUSE CT
SICKLERVILLE, NJ 08081-1616

2023

36-2N-27-525N-0044-0000

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	08	SHT VINYL 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
BUD4 Adjustme	20	. 100
Quality	04	Quality Level 04

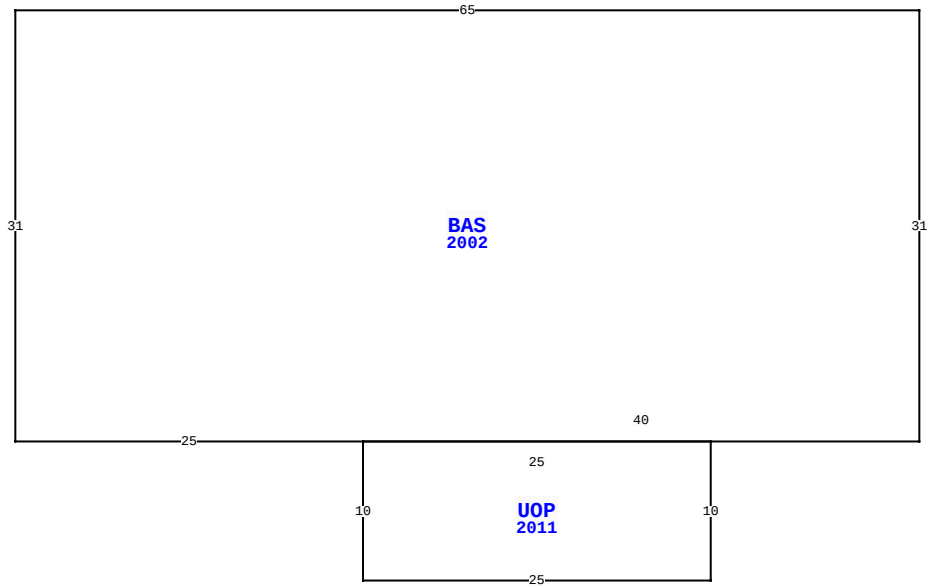
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	110,690
UOP	250	25	62	3,406
TOTALS	2,265		2,077	114,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	150.9200	105.64	219,414	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 2015 HX Base Yr



85088 ADMIRAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	114,095
TOTAL MARKET OB/XF VALUE	3,220
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	202,315
SOH/AGL Deduction	53,362
ASSESSED VALUE	148,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,953
TOTAL JUST VALUE	202,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013587	MH MOVE-ON	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0236	8/25/2014	WD	Q	I	01	110,500
GRANTOR: COLEMAN KIRBY L & JOH						
GRANTEE: JESSEN HARRY M						
1496/0601	5/02/2007	WD	Q	I		122,000
GRANTOR: DAVIS MARK P						
GRANTEE: COLEMAN KIRBY L & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W65 S31E25 UOP=[YR=2011] S10 E25 N10 W25 $ E40 N31 $.

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	2002	2002	3	87	3,045	
2	0350	CARPORT WD	0	0	0	0	64.00	SF	13.00	13.00	100	2002	2002	3	21	175	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS