

BLOCK 1 LOT 1
HOLLY POINT NORTH 2 PB 4/80

MAGALSKI PAUL/MAGALSKI BRIAN
941454 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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



Quality	03	Quality Level 03
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	960	100	960	54,812
TOTALS	960		960	54,812

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1989	1989	3	20	128	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

REVIEW DATE	12/29/2022	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	960	122.0000	79.30	76,128	1985	2012	0	0	28.00	72.00
1 M/H 93- - 0% - 2023											
Heated Area: 960											
HX Base Yr											
BAS 1995											
85468 LINDA HALL RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/26/2023 MLU											

TOTAL OB/XF											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000			

TOTAL OB/XF											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000			

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	54,812		
TOTAL MARKET OB/XF VALUE	128		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	139,940		
SOH/AGL Deduction	0		
ASSESSED VALUE	139,940		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	139,940		
TOTAL JUST VALUE	139,940		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	90,010		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/0497	12/12/2022	WD	Q	I	01	165,000	
GRANTOR: GUZMAN EDUARDO ALBERT							
GRANTEE: MAGALSKI PAUL & BRI							
2511/0244	10/27/2021	WD	Q	I	01	108,000	
GRANTOR: SMALLWOOD ANNETTE O							
GRANTEE: GUZMAN EDUARDO A &							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1995] W40 S24 E40 N24\$.							