

BLOCK 3 LOT 1
IN OR 1348/823
HOLLY POINT NORTH 2 PB 4/80

EASTERLING CHRISTINE M/EASTERLING CHRISTOPHER W
PO BOX 1926
YULEE, FL 32041-1926

2023

36-2N-27-525P-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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 04
NEIGHBORHOOD/LOC	4004.00	

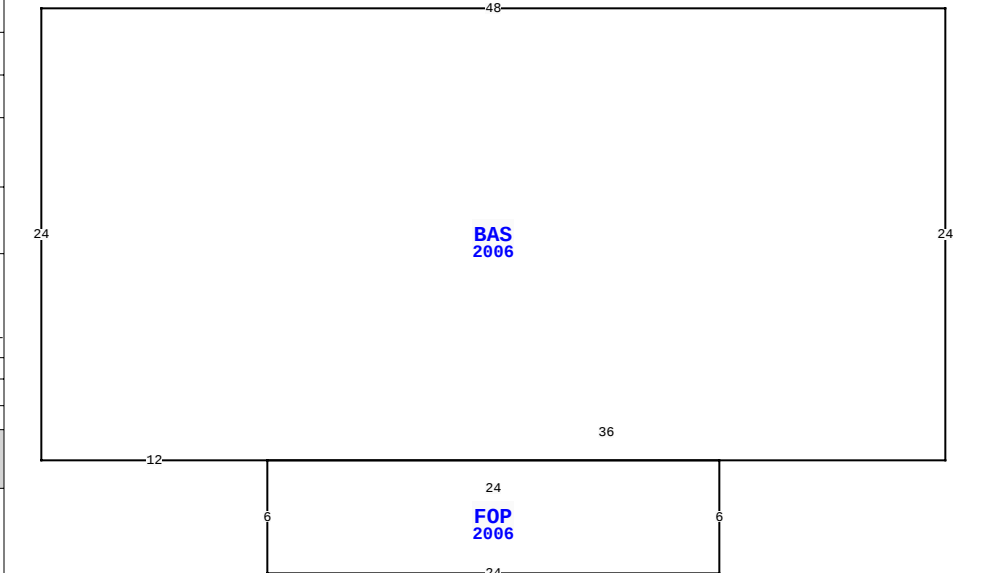
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	116,214
FOP	144	30	43	4,338

TOTALS	1,296		1,195	120,552
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1243	WD DECK F	0 100	20	16	320.00	SF	4.00	4.00	100	2014
2	0811	CONCRETE B	0 100	16	31	496.00	SF	5.20	5.20	100	2006

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	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,195	120.8400	109.06	130,327	2006	2006	0	0	7.50	92.50
2 SINGLE FAM - 100% - 2007											
Heated Area: 1152											
HX Base Yr 2007											



85034 OWENS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										120,552	
TOTAL MARKET OB/XF VALUE										3,166	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										208,718	
SOH/AGL Deduction										105,661	
ASSESSED VALUE										103,057	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										53,057	
TOTAL JUST VALUE										208,718	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										152,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17029	ELEC OTHER	2,000	03/01/2006
M11298	MECH OTHER	0	03/01/2006
C17136	CO ISSUED	92,000	02/01/2006
P10771	OTHER	0	02/01/2006
R08925	REPAIR/RRF	1,500	02/01/2006
B17136	NEW CONSTR	92,000	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1348/0823	9/08/2005	QC	U	I	01	100	
GRANTOR: SOLLER KEITH J & MARY							
GRANTEE: EASTERLING CHRISTIN							
0639/1014	10/28/1991	WD	U	V	10	6,500	
GRANTOR: LEE MARJORIE P/R							
GRANTEE: SOLLER KEITH & MARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W48 S24 E12 FOP=[YR=2006] S6 E24 N6 W24 \$ E36 N24 \$.											