

HUNTER STEPHINIE
95056 HOLMBERG LN
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0043-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																
ELEMENT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																																																																																
Exterior Wall										17	CB STUCCO	100	TYPE										0100	01	1,778	112.5600	101.59	180,627	1972	1980	0	0	0	21.00	79.00	VALUATION BY																																																																																																
Roof Structur										03	GABLE/HIP	100	MDL										1 SINGLE FAM - 100% - 2017										Heated Area: 1456										HX Base Yr 2017										Tax Group: 4										Tax Dist:										STANDARD																																																											
Roof Cover										12	MODULAR MT	100	EFF. AREA																																																																																																				246,940																			
Interior Wall										05	DRYWALL	100	TOT ADJ PTS																																																																																										96,000																													
Interior Floo										14	CARPET	80	EFF. BASE RATE																																																																																										342,940																													
Interior Floo										11	CLAY TILE	20	REPL. COST NEW																																																																																152,540																																							
Air Condition										03	CENTRAL	100	AYB																																																																																190,400																																							
Heating Type										04	AIR DUCTED	100	EYB																																																																																50,000																																							
Bedrooms											3	100	ECON																																																																																140,400																																							
Bathrooms											2.5	100	FNCT																																																																																342,940																																							
Frame										02	WOOD FRAME	100	NORM																																																																																0																																							
Common Wall											20	100	% COND																																																																																270,215																																							
Stories										1.	1.	100																																																																																																																								
Units											0	100																																																																																																																								
BUD8 Adjustme										04	DIST 01	100																																																																																																																								
Occupancy										00	NONE	100																																																																																																																								
Quality										04	Quality Level	04																																																																																																																								
DOR CODE										0100	SINGLE FAMILY																																																																																																																									
MAP NUM											MKT AREA																																																																																																																									
NEIGHBORHOOD/LOC										4006.00																																																																																																																										
AREA TYPE											TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																			
BAS											1,456		100		1,456		116,853																																																																																																																			
FGR											364		55		200		16,051																																																																																																																			
FOP											64		30		19		1,525																																																																																																																			
FST											96		55		53		4,253																																																																																																																			
UOP											252		20		50		4,013																																																																																																																			
TOTALS											2,232				1,778		142,695																																																																																																																			
EXTRA FEATURES										95056 HOLMBERG LN, FERNANDINA BEACH										BLD DATE										05/22/2009										RK										LGL DATE										05/30/2023										MLU																																																														
OB/XF																				XF DATE																																																																																																																
INC DATE																																																																																																																																				
L	N	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																																																																																																																		

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BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	07	GAMBREL 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Common Wall		22 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4006	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	60,873
FOP	210	30	63	5,326
FUS	450	100	450	38,046
TOTALS	1,380		1,233	104,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	111.5226	100.65	124,101	1987	1987		0	0	16.00	84.00

2 SINGLE FAM - 100% - 2017
Heated Area: 1170
HX Base Yr 2017

30

24

7

7

30

30

BAS
1993

30

15

15

30

FUS
1993

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,940
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	342,940
SOH/AGL Deduction	152,540
ASSESSED VALUE	190,400
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	140,400
TOTAL JUST VALUE	342,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,215

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1631	9/01/2016	SW	U	I	12	159,700

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:HUNTER STEPHANIE

2008/070210/12/2015CTUII18100

GRANTOR:EMSWILLER MARLIN

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 FOP=[YR=1993] S7 E30 N7 W30\$ E30 N24\$ PTR=E15 FUS=[YR=1993] E30 S15 W30 N15\$ W15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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	DECL	FRZ	YR	CONSRV

TOTAL OB/XF

0

REVIEW DATE 10/31/2016 BY KW Total Acres: 1.28 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS