LOT 43 (S-1)
IN OR 1112/1904
MH/ID FLHML2B143223550A &

HOLMBERG JOHN/FORBES PAMELA S
95060 HOLMBERG LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0043-0010

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
Quality	04	Quality Level 04

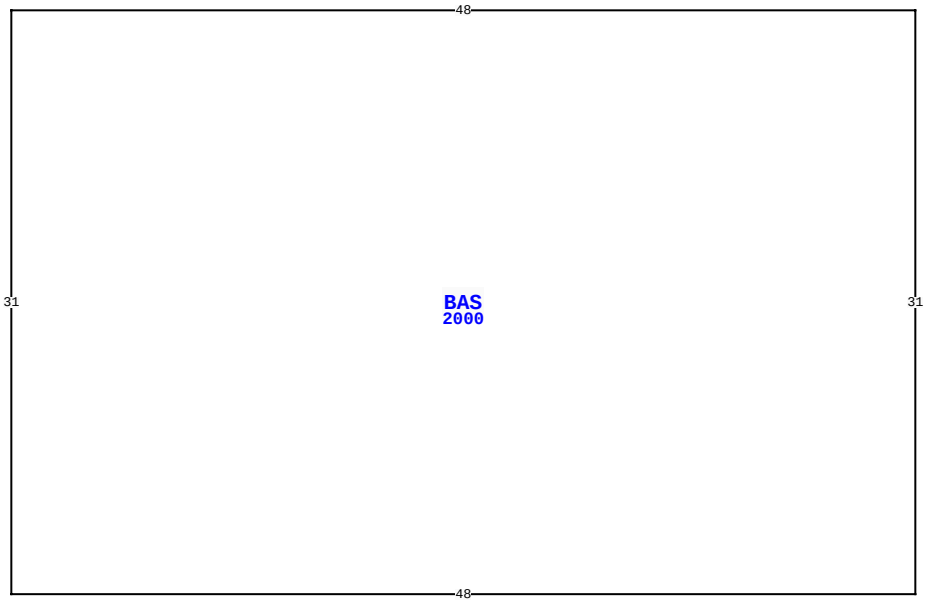
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	64,453
TOTALS	1,488		1,488	64,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	128.9200	90.24	134,277	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1488 HX Base Yr 2001



95060 HOLMBERG LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,453
TOTAL MARKET OB/XF VALUE		2,464
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		141,917
SOH/AGL Deduction		72,936
ASSESSED VALUE		68,981
TOTAL EXEMPTION VALUE	HX HB	43,981
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/1904	2/10/2003	WD	U	I	01	100
GRANTOR: HOLMBERG JOHN &						
GRANTEE: HOLMBERG JOHN J & P						
1112/1902	2/10/2003	WD	U	I	06	100
GRANTOR: HOMMBERG ROBERT						
GRANTEE: HOLMBERG JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S31 E48 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
3	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2005	2005	3	27	432	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	27	432	
5	0525	GAZEBO	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2010	2010	3	64	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,464

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2018 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS