TRACT 1 & N1/2 OF LOT 2
IN OR 2634/1696
HOLLY POINT UNIT 1 UNR

LI YING ET AL/HERWIG L CONRAD III
20 EAST 35TH STREET 4K
NEW YORK, NY 10016

2023

45-2N-28-525A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

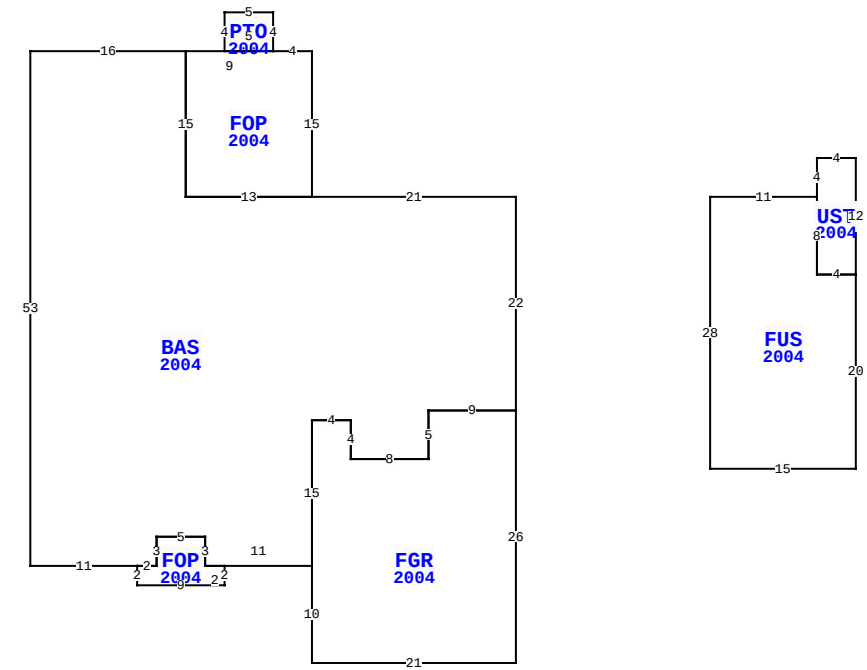
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	188,886
FGR	502	55	276	28,441
FOP	33	30	10	1,030
FOP	195	30	58	5,977
FUS	388	100	388	39,982
PTO	20	5	1	103
UST	48	45	22	2,267
TOTALS	3,019		2,588	266,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,588	100.3200	119.13	308,308	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 0 Heated Area: 2221 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/25/2023 MLU
INC DATE			AG DATE

940066 OLD NASSAUVILLE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,686
TOTAL MARKET OB/XF VALUE		15,470
TOTAL LAND VALUE - MARKET		489,000
TOTAL MARKET VALUE		771,156
SOH/AGL Deduction		561,280
ASSESSED VALUE		209,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,876
TOTAL JUST VALUE		771,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412627	NEW CONSTR	150,196	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1696	4/21/2023	WD	Q	I	01	725,000
GRANTOR: MORTIMER SHAWN D & SU						
GRANTEE: LI YING ET AL						
0971/1726	2/22/2001	QC	U	I	07	100
GRANTOR: MORTIMER SHAWN & RALP						
GRANTEE: MORTIMER SHAWN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 FOP=[YR=2004] N15 W4 PTO=[YR=2004] N4 W5 S4 E5$ W9 S15 E13$ W13 N15 W16 S53 E11 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2004] S10 E21 N26 W9 S5 W8 N4 W4 S15 $ N15 E4 S4 E8 N5 E9 N22$ PTR= E20 FUS=[YR=2004] E11 UST=[YR=2004] N4 E4 S12 W4 N8$ S8 E4 S20 W15 N28$ W20$.

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
4	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1988	1988	3	20	720	
5	0510	GARAGE WD-	0	100	17	20	340.00	SF	26.25	26.25	100	1980	1980	3	20	1,785	
6	0812	CONCRETE C	0	100	0	0	3,034.00	SF	4.00	4.00	100	2004	2004	3	86	10,437	
7	0471	VINYL FNC	0	100	0	0	87.00	LF	32.00	32.00	100	2004	2004	3	66	1,837	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	24	691	

LAND DESCRIPTION

TOTAL OB/XF 15,470

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	000130	C	SFR WATER	100		RM	157.00	320.00	163.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	489,000							

REVIEW DATE 11/14/2018 BY KBA Total Acres: 0.00 Total Land Value: 489,000 Market: 0 Agricultural: 0 Common: 489,000 PRINTED 08/02/2023 BY SYS