TRACT 11
IN OR 2101/1877
HOLLY POINT UNIT 1 UNR

BOYETTE LEE B JR & PATSY L/E/
94266 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0011-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

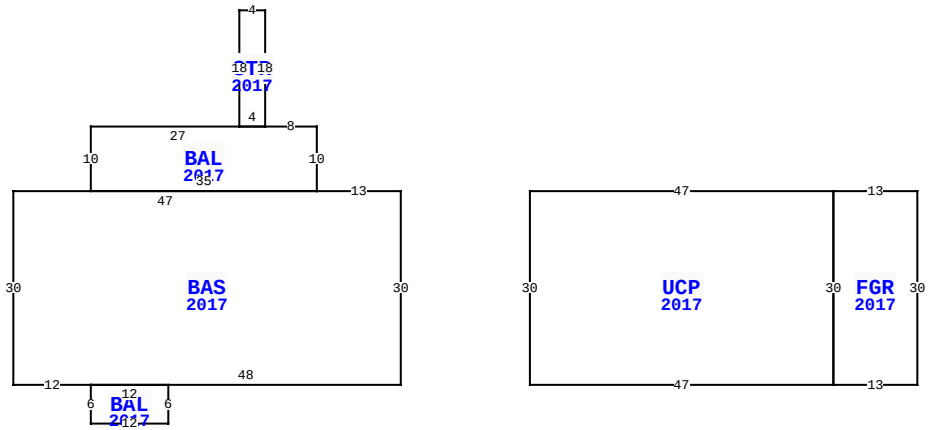
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	906
BAL	350	15	52	4,283
BAS	1,800	100	1,800	148,233
FGR	390	55	214	17,624
STR	72	10	7	577
UCP	1,410	20	282	23,223
TOTALS	4,094		2,366	194,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	126.5000	88.55	209,509	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2018 Heated Area: 1800 HX Base Yr 2018



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

94266 WINTERBERRY AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,843
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		475,643
SOH/AGL Deduction		248,919
ASSESSED VALUE		226,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,724
TOTAL JUST VALUE		475,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165794	MH MOVE-ON	0	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/1877	2/15/2017	LE	U	I	11	100
GRANTOR: BOYETTE LEE B JR & PA						
GRANTEE: BOYETTE LEE B JR &						
2064/0173	8/05/2016	PR	U	I	19	155,000
GRANTOR: ALLEN ALVAH L ESTATE						
GRANTEE: BOYETTE LEE BRAD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 BAL=[YR=2017] N10 W8 STR=[YR=2017] N18 W4 S18 E4$ W27 S10 E35$ W47 S30 E12 BAL=[YR=2017] S6 E12 N6 W12$ E48 N30$ PTR= E20 UCP=[YR=2017] E47 FGR=[YR=2017] E13 S30 W13 N30$ S30 W47 N30$ 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
2	0810	CONCRETE A	0	100	0	0	471.00	SF	6.50	6.50	100	2017	2017	3	97	2,970	
3	0300	BOAT DCK W	0	100	18	10	180.00	SF	50.00	50.00	100	2017	2017	3	87	7,830	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0.00	0.00	90.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	270,000							

REVIEW DATE 06/12/2017 BY KW Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS