TRACT 19
IN OR 2017/838
HOLLY POINT UNIT 1 UNR

YOUNG AMANDA J & SHAWN PAUL SR
94233 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0019-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

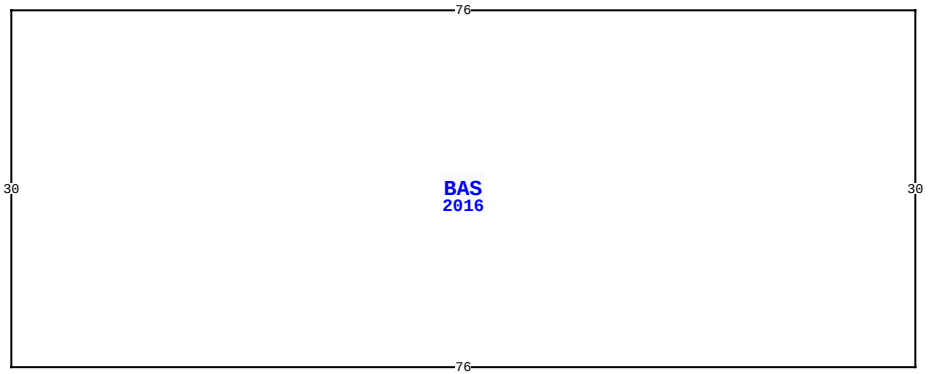
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	170,788
TOTALS	2,280		2,280	170,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,280	128.0400	83.23	189,764	2016	2016	0	0	0	10.00	90.00

1 MH 94NO RP – 100% - 2017 Heated Area: 2280 HX Base Yr 2017



94233 WINTERBERRY AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,788
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		220,788
SOH/AGL Deduction		84,489
ASSESSED VALUE		136,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,299
TOTAL JUST VALUE		220,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165781	CO ISSUED	0	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0838	12/08/2015	WD	Q	V	01	18,000
GRANTOR: KRUPP DAN & PRISCILLA						
GRANTEE: YOUNG AMANDA JENISE						
2016/0097	10/02/2015	WD	U	V	11	100
GRANTOR: DORMINEY JANICE M & C						
GRANTEE: KRUPP DAN & PRISCIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2016= W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/10/2017 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS