

TRACT 24
HOLLY POINT #1 UNR

WILDER JUNE L/E/
94174 MERLIN DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0024-0000



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 Floop	08	SHT VINYL 100
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

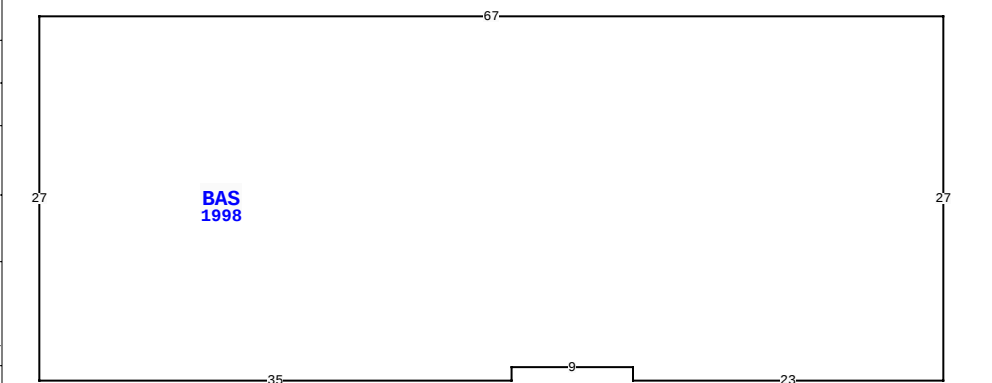
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	63,202
TOTALS	1,800		1,800	63,202

TOTALS		1,800		1,800	63,202	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0940	SHEDS/PORT	0 100	12	24	
2	1242	WD DECK A	0 100	8	12	
3	0751	UOP	0 100	8	10	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	

REVIEW DATE 05/10/2017 BY KWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,800	114.0000	79.80	143,640	1998	1998	0	0	0 56.00	44.00	
1 M/H 94+ - 100% - 1999												
Heated Area: 1800												
HX Base Yr 1999												



94174 MERLIN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
1,918												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		63,202	
TOTAL MARKET OB/XF VALUE		1,918	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		115,120	
SOH/AGL Deduction		54,916	
ASSESSED VALUE		60,204	
TOTAL EXEMPTION VALUE		HX HB WX 40,204	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		115,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982474	MH MOVE-ON	0	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1522	1/28/2021	QC	U	I	11	100
GRANTOR: WILDER JUNE						
GRANTEE: MASTERS MATTHEW SHA						
1920/0439	5/29/2014	LE	U	I	11	100
GRANTOR: WILDER HORACE Q & JUN						
GRANTEE: WILDER HORACE Q & J						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1998] W67 S27 E35 N1 E9 S1 E23 N27\$.												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS