TRACT 25 R408080
IN OR 2511/1877
HOLLY POINT UNIT 1 UNR

KAUFFMAN ANDREW DEREK/SOUTHWICK SHEREE KAUFFMAN
94169 MERLIN DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

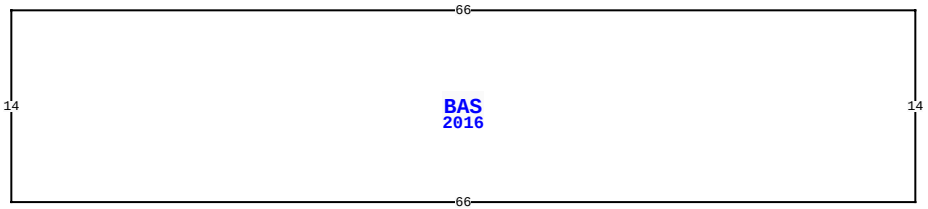
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	924	100	924	18,595
TOTALS	924		924	18,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	924	103.2000	67.08	61,982	1990	1990	0	0	0	70.00	30.00

2 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



94169 MERLIN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,595
TOTAL MARKET OB/XF VALUE	804
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	69,399
SOH/AGL Deduction	28,330
ASSESSED VALUE	41,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,069
TOTAL JUST VALUE	69,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/1877	11/08/2021	FJ	U	I	11	0
GRANTOR: KAUFFMAN TIMOTHY DALE						
GRANTEE: KAUFFMAN ANDREW DER						
2167/0661	8/25/2017	QC	U	I	11	100
GRANTOR: CAMPBELL SHIRLEY L						
GRANTEE: KAUFFMAN TIMOTHY DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S14 E66 N14$.

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
1	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1995	1995	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 804

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/10/2017 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS