

TRACT 43
IN OR 2647/1212
HOLLY POINT UNIT 1 UNR

FRENCH BRENTON L/SUSAN SULLIVAN
94202 CHRISTOPHER LN
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0043-0000



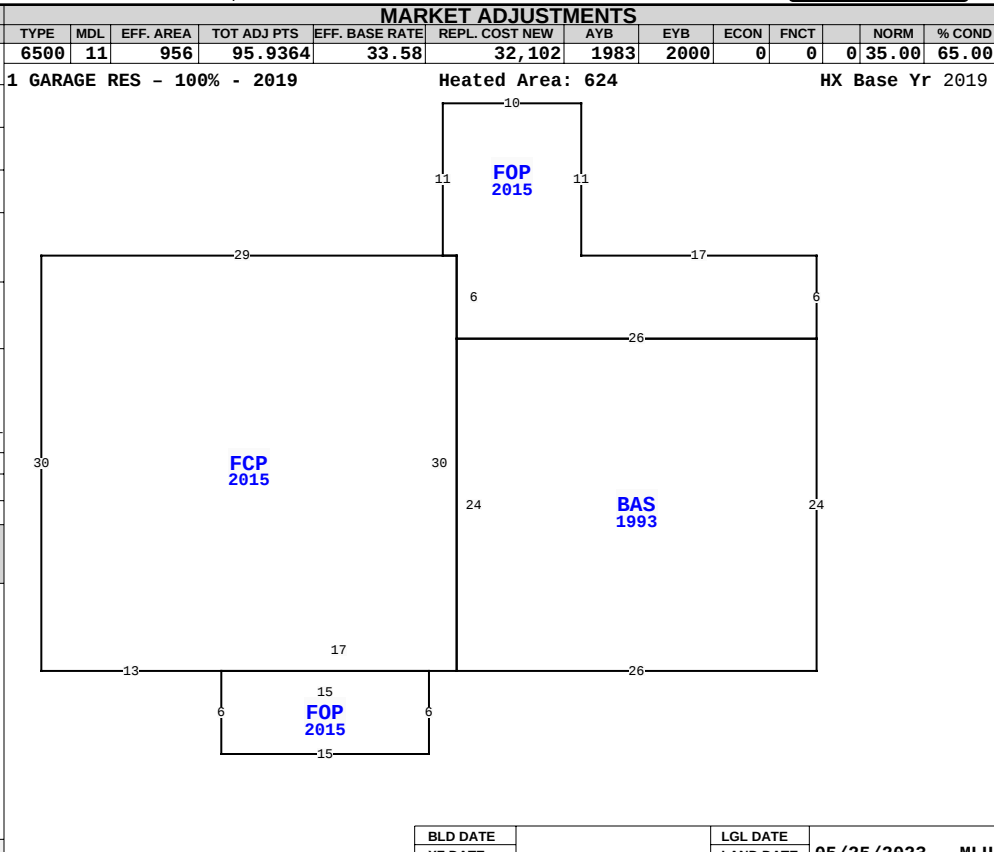
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floop	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	624	100	624	13,620
FCP	900	25	225	4,911
FOP	90	30	27	590
FOP	266	30	80	1,746
TOTALS	1,880		956	20,866

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	
3	0300	BOAT DCK W	0	100	14	14	196.00	SF	40.00	40.00	
5	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	
6	0303	FLT DOCK W	0	100	8	14	112.00	SF	26.00	26.00	
7	0855	CONC PAVER	2	100	0	0	1,800.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100		RM	0.00	0.00	40.00	FF	



TOTAL OB/XF											
28,057											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,510	
TOTAL MARKET OB/XF VALUE		28,057	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		418,567	
SOH/AGL Deduction		100,516	
ASSESSED VALUE		318,051	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		268,051	
TOTAL JUST VALUE		418,567	
NCON VALUE		13,244	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429433	CO ISSUED	0	05/04/2015
B1429433	NEW CONSTR	191,590	10/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1212	6/07/2023	QC U	I	11		100	
GRANTOR: FRENCH BRENTON L &							
GRANTEE: FRENCH BRENTON L &							
2291/0988	7/17/2019	QC U	I	11		100	
GRANTOR: FRENCH BRENTON L & PA							
GRANTEE: FRENCH PAMELA B & B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W17 N11 W10 S11 FCP=[YR=2015] W29 S30 E13											
FOP=[YR=2015] S6 E15 N6 W15 E17 BAS=[YR=1993] E26 N24 W26											
S24\$ N30 W1\$ E1 S6 E26 N6\$.											

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