TRACT 1 & 2 R672541 & R672542
IN OR 2023/1791
HOLLY POINT UNIT 2 UR

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-525B-0001-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 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 | 02 | Quality Level 02 |

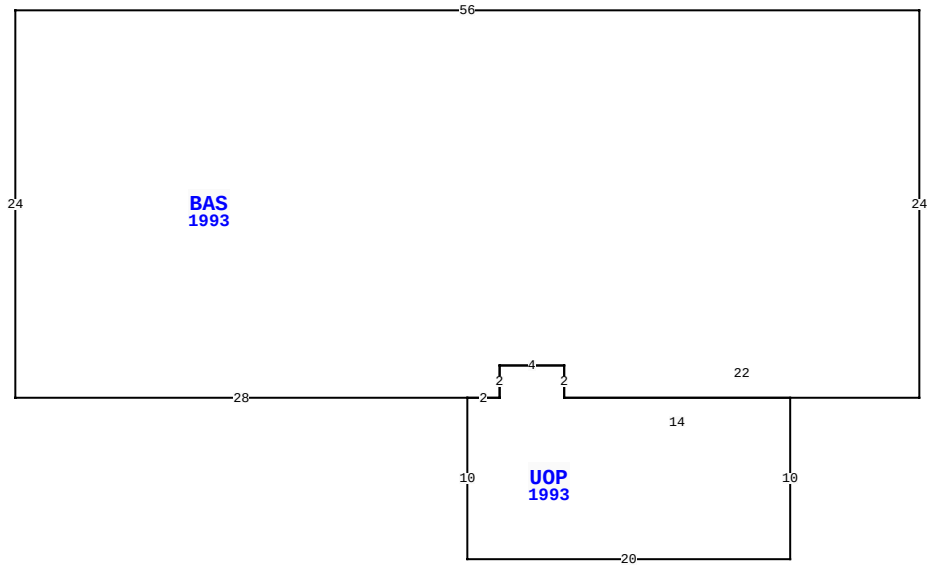
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,336 | 100 | 1,336 | 17,629 |
| UOP | 208 | 25 | 52 | 686 |
| TOTALS | 1,544 | | 1,388 | 18,315 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,388 | 81.2000 | 52.78 | 73,259 | 1975 | 1975 | 0 | 0 | 5 | 70.00 | 25.00 |

1 M/H 93- – 0% - 0 Heated Area: 1336 HX Base Yr




94061 DUCK LAKE DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 18,315 |
| TOTAL MARKET OB/XF VALUE | 5,255 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 108,570 |
| SOH/AGL Deduction | 43,474 |
| ASSESSED VALUE | 65,096 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 65,096 |
| TOTAL JUST VALUE | 108,570 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 75,043 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2023/1791 | 1/13/2016 | QC | U | I | 11 | 35,000 |
| GRANTOR: STANLEY BLAKE D | | | | | | |
| GRANTEE: DAVIS SUSAN M | | | | | | |
| 0253/0411 | 11/01/1977 | WD | U | V | | 3,200 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E28 UOP=[YR=1993] S10 E20 N10W14 N2 W4 S2 W2$E2 N2 E4 S2 E22 N24 $ .

## 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 | 0510 | GARAGE WD- | 0 | 0 | 20 | 24 | 480.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 3,360 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 24 | 10 | 240.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,440 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 10 | 20 | 200.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 455 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,255

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.85 | 50,000.00 | 42,500.00 | 85,000 | | | | | | | |

REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS