

TRACT 17 R567717  
 IN OR 1780/944  
 HOLLY POINT UNIT 2 UNR

DAVIS MARK D  
 85217 JOHNSON LN  
 YULEE, FL 32097

**2023**

45-2N-28-525B-0017-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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
BAS	924	100	924
			SUBAREA MARKET VALUE
			14,453
TOTALS	924		924
			14,453

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	924	80.2200	52.14	48,177	1991	1991	0	0	0	70.00	30.00												
1 M/H 93- - 0% - 0																								
Heated Area: 924																								
HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">66</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">66</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">14</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">           BAS 1993         </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/25/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/25/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			14,453
TOTAL MARKET OB/XF VALUE			64
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			71,517
SOH/AGL Deduction			26,528
ASSESSED VALUE			44,989
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,989
TOTAL JUST VALUE			71,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8199	XFOB	704	06/25/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/0944	2/10/2012	QC	U	I	11	100
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: DAVIS MARK D						
1238/0034	6/15/2004	WD	Q	I		25,000
GRANTOR: BARBUS MICHAEL W						
GRANTEE: YULEE HOME CENTER L						

EXTRA FEATURES																		
L N	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	1242	WD DECK A	0	0	4	8		32.00	SF	10.00	10.00	100	1992	1992	3	20	64	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W66 S14 E66 N14\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	0		RM	0.00	0.00	0.38	AC		1.00	1.00	1.00	150,000.00	150,000.00	57,000								