

TRACT 22
IN OR 2382/399
HOLLY POINT UNIT 2 UNR

DAUGHERTY SUE A L/E/
94655 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0022-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	01 MINIMUM 30
Roof Structure	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floor	08 SHT VINYL 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

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Quality 02 Quality Level 02

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4003.00

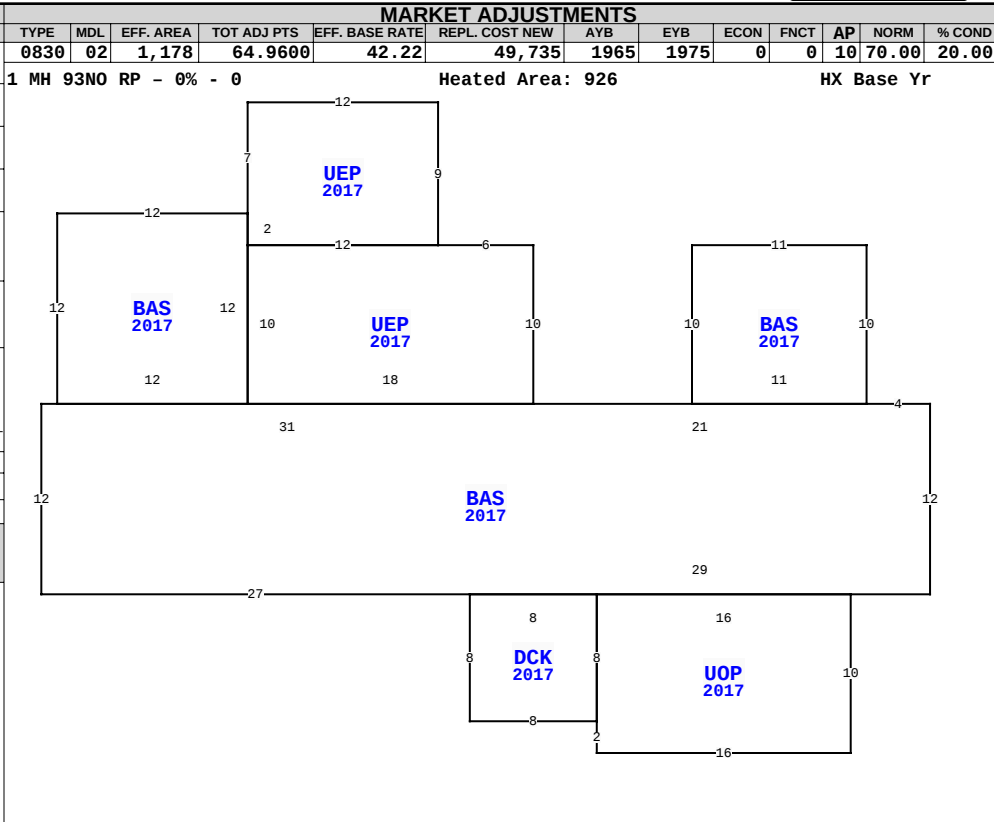
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100	110	929
BAS	144	100	144	1,216
BAS	672	100	672	5,674
DCK	64	15	10	84
UEP	108	70	76	642
UEP	180	70	126	1,064
UOP	160	25	40	338

TOTALS	1,438	1,178	9,947
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1243	WD DECK F	0	0	0	164.00	SF	3.20	3.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/24/2019 BY KWX



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

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	1243	WD DECK F	0	0	0	164.00	SF	3.20	3.20	100	2005	2005	3	27	142	

TOTAL OB/XF											
1	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										9,947	
TOTAL MARKET OB/XF VALUE										142	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										60,089	
SOH/AGL Deduction										27,876	
ASSESSED VALUE										32,213	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										32,213	
TOTAL JUST VALUE										60,089	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										42,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017767	TEMP POLE	0	02/01/2001
984770	TEMP POLE	0	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/0131	3/29/2022	QC	U	I	11	100	
GRANTOR: FOWLER JAKE ROSS							
GRANTEE: FOWLER SEAN BRYCE							
2382/0399	8/06/2020	WD	U	I	11	100	
GRANTOR: DAUGHERTY SUE A							
GRANTEE: FOWLER JAKE R & SEA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W4 BAS=[YR=2017] N10 W11 S10 E11\$ W21											
UEP=[YR=2017] N10 W6 UEP=[YR=2017] N9 W12 S7 BAS=[YR=2017]											
W12 S12 E12 N12\$ S2 E12\$ W12 S10 E18\$ W31 S12 E27											
DCK=[YR=2017] S8 E8 UOP=[YR=2017] S2 E16 N10 W16 S8\$ N8 W8\$ E29 N12\$.											