TRACT 37
IN OR 1143/1485
HOLLY POINT UNIT 2 UNR

DAVIS GRADY L & SUSAN M
94035 MERLIN DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0037-0000

BUILDING CHARACTERISTICS

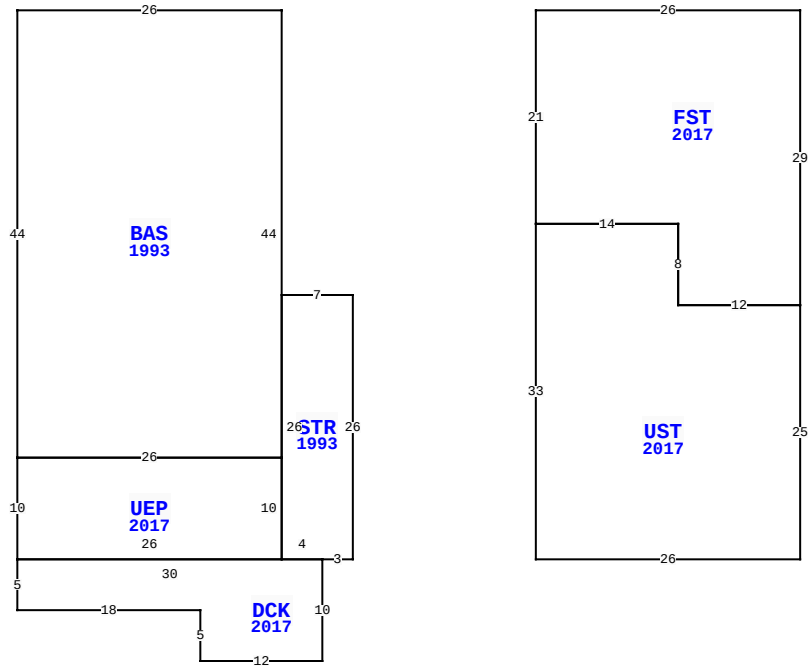
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,144	100	1,144	90,992
DCK	210	10	21	1,671
FST	642	55	353	28,077
STR	182	10	18	1,431
UEP	260	60	156	12,408
UST	762	45	343	27,282
TOTALS	3,200		2,035	161,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	106.8200	96.41	196,194	1977	1980	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1144 HX Base Yr 2001



94035 MERLIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,860
TOTAL MARKET OB/XF VALUE		3,291
TOTAL LAND VALUE - MARKET		47,500
TOTAL MARKET VALUE		212,651
SOH/AGL Deduction		98,257
ASSESSED VALUE		114,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,394
TOTAL JUST VALUE		212,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0380	REPAIR/RRF	1,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/1485	6/09/2003	QC	U	I	07	100
GRANTOR: SLUDER RALPH & RUTH						
GRANTEE: DAVIS GRANDY L & SU						
0939/0205	7/05/2000	QC	U	I	06	30,000
GRANTOR: SLUDER RALPH & RUTH						
GRANTEE: DAVIS GRADY & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S44 UEP=[YR=2017] S10 DCK=[YR=2017] S5 E18 S5 E12 N10 STR=[YR=1993] E3 N26 W7 S26 E4$ W30$ E26 N10 W26$ E26 N44$ PTR=E25 FST=[YR=2017] E26 S29 UST=[YR=2017] S25 W26 N33 E14 S8 E12 $ W12 N8 W14 N21$ W25 $.

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	0680	POLE SHED	0	100	15	9	135.00	SF	10.00	10.00	100	1980	1980	3	20	270	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1980	1980	3	20	1,792	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2010	2010	3	64	1,229	

LAND DESCRIPTION

TOTAL OB/XF 3,291

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	000100	C	SFR	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.95	50,000.00	47,500.00	47,500							

REVIEW DATE 03/10/2018 BY KW Total Acres: 0.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/02/2023 BY SYS