TRACT 41
IN OR 536/1313
HOLLY POINT #2 UNR

PERRY JOHN E SR
94091 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0041-0000

BUILDING CHARACTERISTICS

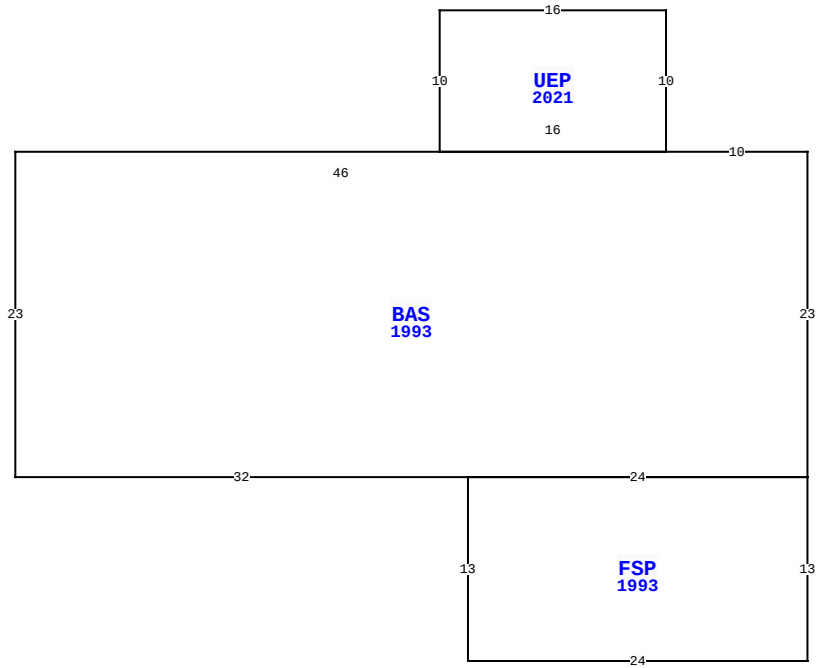
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	1,288	100	1,288	32,933
FSP	312	60	187	4,781
UEP	160	70	112	2,864
TOTALS	1,760		1,587	40,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,587	131.1200	85.23	135,260	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1980 Heated Area: 1288 HX Base Yr 1980



94091 WINTERBERRY AVE, 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		40,578
TOTAL MARKET OB/XF VALUE		1,387
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		91,965
SOH/AGL Deduction		57,558
ASSESSED VALUE		34,407
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		4,407
TOTAL JUST VALUE		91,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4799	REPAIR/RRF	8,000	04/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0536/1313	2/16/1988	WD	U	V	10	3,200
GRANTOR: SHEFFIELD & LEE						
GRANTEE: PERRY JOHN & JEAN C						
0286/0276	3/01/1979	AC	U	V		1,395
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UEP=[YR=2021] N10 W16 S10 E16$ W46 S23 E32
FSP=[YR=1993] S13 E24 N13 W24$ E24 N23$.

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	0810	CONCRETE A	0	100	0	0	431.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,387	

LAND DESCRIPTION

TOTAL OB/XF 1,387

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/23/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS