

TRACT 1 IN OR 2586/1594
 2011 KING DW/MH
 HOLLY POINT #3 UNR

ESTES STEVE
 94564 DUCK LAKE DRIVE
 FERNANDINA BEACH, FL 32034

2023

45-2N-28-525C-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	0	0 100	
Units		0 100	
Quality	05	Quality Level 05	
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	1,134	100	1,134
			SUBAREA MARKET VALUE
			80,682
TOTALS	1,134		1,134
			80,682

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,134	145.2000	101.64	115,260	2011	2011	0	0	30.00	70.00												
2 M/H 94+ - 100% - 2023			Heated Area: 1134			HX Base Yr 2023																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/25/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/25/2023	MLU	
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			05/25/2023	MLU																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			80,682
TOTAL MARKET OB/XF VALUE			360
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			131,042
SOH/AGL Deduction			0
ASSESSED VALUE			131,042
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			31,042
TOTAL JUST VALUE			131,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24987	ADDITION	3,125	08/01/2011
C5336	CO ISSUED	0	05/10/2011
B24683	ADDITION	1,172	05/01/2011
P14709	NEW CONSTR	0	04/01/2011
95-1074	MH MOVE-ON	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1594	8/19/2022	WD Q	Q	I	01	193,000
GRANTOR: SABAS ISABELO & CAROL						
GRANTEE: ESTES STEVE						
1724/0996	2/14/2011	WD Q	Q	V	02	20,000
GRANTOR: PERRY MICHELLE ROSE						
GRANTEE: SABAS ISABELO & CAR						

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			
6	1242	WD DECK A	0	100	10	6			60.00	SF	10.00	10.00	100	2012	2012	3	60	360	

BUILDING NOTES											
BAS=[YR=2012] W42 S27 E42 N27 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2012] W42 S27 E42 N27 \$.											

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	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							