LOT 4
IN OR 2351/979
HOLLY POINT UNIT 4 UNR

LEAIRD ROBERT LAWRENCE/COOPER AMY KATHLEEN
94059 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0004-0000

BUILDING CHARACTERISTICS

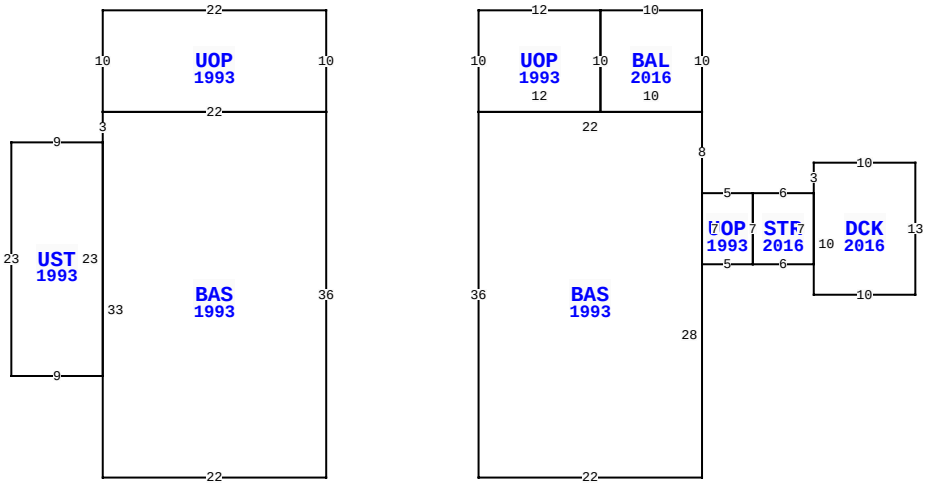
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAL	100	15	15	1,487
BAS	792	100	792	78,497
BAS	792	100	792	78,497
DCK	130	10	13	1,289
STR	42	10	4	396
UOP	35	20	7	693
UOP	120	20	24	2,379
UOP	220	20	44	4,361
UST	207	45	93	9,218
TOTALS	2,438		1,784	176,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	123.0500	111.05	198,113	1950	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1584 HX Base Yr 2021



94059 PALM CIR, 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		176,816
TOTAL MARKET OB/XF VALUE		43,593
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		445,409
SOH/AGL Deduction		154,855
ASSESSED VALUE		290,554
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		235,554
TOTAL JUST VALUE		445,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0979	4/01/2020	WD	Q	I	01	350,000
GRANTOR: BATES SUSAN ELLEN & D						
GRANTEE: LEAIRD ROBERT L & A						
1948/1101	11/19/2014	QC	U	I	11	100
GRANTOR: BATES SUSAN ELLEN						
GRANTEE: BATES SUSAN ELLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 S10 BAS=[YR=1993] S3 UST=[YR=1993] W9 S23 E9 N23$ S33 E22 N36 W22$ E22 N10$ PTR=E15 UOP=[YR=1993] E12 BAL=[YR=2016] E10 S10 BAS=[YR=1993] S8 UOP=[YR=1993] E5 STR=[YR=2016] E6 DCK=[YR=2016] N3 E10 S13 W10 N10 $ S7 W6 N7$ S7 W5 N7$ S28 W22 N36 E22$ W10 N10$ S10 W12 N10$ W15$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
6	0811	CONCRETE B	0	100	0	0	1,360.00	SF	5.20	5.20	100	1993	1993	3	68	4,809	
7	0300	BOAT DCK W	0	100	808	4	3,232.00	SF	40.00	40.00	100	2000	2000	3	29	37,491	
8	0311	WD GANG WY	0	100	0	0	19.00	SF	45.00	45.00	100	2000	2000	3	20	171	
9	0303	FLT DOCK W	0	100	6	12	72.00	SF	26.00	26.00	100	2000	2000	3	29	543	

LAND DESCRIPTION

TOTAL OB/XF 43,593

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	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/17/2017 BY KW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS