

LOTS 6 7 8 & PT SW INTO MARSH
IN OR 750/1322 & OR 750/1327
HOLLY POINT UNIT 4 UNR

LEE JOSEPH S JR & DAWN M
94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4													
Exterior Wall	10	ABOVE AVG 60	0900	01	4,899	109.7360	130.31	638,389	2005	2005	0	0	0	8.20	91.80	VALUATION SUMMARY												
Exterior Wall	15	CONC BLOCK 40	1 SNGL FAM - 100% - 2007													Heated Area: 3350												
Roof Structure	08	IRREGULAR 100														HX Base Yr 2007												
Roof Cover	12	MODULAR MT 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 50																										
Interior Floor	12	HARDWOOD 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		5 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality	05	Quality Level 05																										
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	1,957	100	1,957	234,106																								
DKC	178	10	18	2,154																								
FEP	224	80	179	21,412																								
FOP	143	30	43	5,144																								
FOP	231	30	69	8,254																								
FOP	231	30	69	8,254																								
FOP	399	30	120	14,355																								
FOP	616	30	185	22,130																								
FUS	1,393	100	1,393	166,637																								
UGR	1,925	45	866	103,594																								
TOTALS	7,297		4,899	586,041																								
EXTRA FEATURES				94121 PALM CIR, FERNANDINA BEACH																								
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	0300	BOAT DCK W	0	100	550	4	2,200.00	SF	0.40	0.40	100	1995	1995	3	24	211												
2	0300	BOAT DCK W	0	100	0	0	845.00	SF	0.40	0.40	100	2005	2005	3	44	149												
3	0812	CONCRETE C	0	100	0	0	1,808.00	SF	4.00	4.00	100	2005	2005	3	87	6,292												
5	0811	CONCRETE B	0	100	20	27	540.00	SF	5.20	5.20	100	1992	1992	3	66	1,853												
6	0302	FLT DOCK C	0	100	18	10	180.00	SF	0.50	0.50	100	2005	2005	3	27	24												
7	0302	FLT DOCK C	0	100	20	10	200.00	SF	0.50	0.50	100	2005	2005	3	27	27												
8	0317	DKC PLNG W	0	100	0	0	2.00	UT	100.00	100.00	100	2005	2005	3	27	54												
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800												
10	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	2006	2006	3	48	20,890												
11	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	2006	2006	3	88	3,586												
LAND DESCRIPTION				TOTAL OB/XF 34,886																								
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	000130	C	SFR WATER	100			0.00	0.00	2.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	337,500											
2	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 01/29/2020 BY KW Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 08/02/2023 BY SYS																												

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