LOT 15
IN OR 2084/696
HOLLY POINT #4 UNR

HARRELSON MATTHEW D & LAUREN
94225 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PALM CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,500
TOTAL MARKET VALUE	61,500
SOH/AGL Deduction	23,433
ASSESSED VALUE	38,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,067
TOTAL JUST VALUE	61,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0696	11/18/2016	WD	Q	I	05	137,500
GRANTOR: MAXWELL RANDY SMITH &						
GRANTEE: HARRELSON MATTHEW D						
0693/0051	11/30/1993	WD	U	V	10	4,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MAXWELL RANDY & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0			0.00	0.00	0.41	AC		1.00	1.00	1.00	150,000.00	150,000.00	61,500							

REVIEW DATE 05/25/2023 BY MLU Total Acres: 0.41 Total Land Value: 61,500 Market: 0 Agricultural: 0 Common: 61,500 PRINTED 08/02/2023 BY SYS