

LOT 38
OR 1748/358 CASE #11-CP-127
HOLLY POINT UNIT 4 UNR

JACKSON CHRISTINE R
94042 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	799	100	799	83,022
TOTALS	799		799	83,022

TOTALS		799	799		83,022	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	1242	WD DECK A	0	100	10	13
2	1242	WD DECK A	0	100	8	6
3	1242	WD DECK A	0	100	10	6

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 05/17/2017 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	799	129.3600	116.75	93,283	1999	1999	0	0	0 11.00	89.00
1 SINGLE FAM - 100% - 2012 Heated Area: 799 HX Base Yr											
94042 PALM CIR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/25/2023 MLU											

TOTAL OB/XF													
476													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		83,022	
TOTAL MARKET OB/XF VALUE		476	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		133,498	
SOH/AGL Deduction		6,948	
ASSESSED VALUE		126,550	
TOTAL EXEMPTION VALUE		13 WX	126,550
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		133,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905987	NEW CONSTR	40,000	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0867/0061	2/09/1999	WD	U	V	06	6,500	
GRANTOR: RODDENBERRY LINDA A							
GRANTEE: JACKSON RYAN J							
0428/0061	7/01/1984	WD	U	V		3,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1999] W13 L9 D9 S13 D9 R9 E13 R9 U9 N13 U9 L9 \$.													

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS