LOT 39
IN OR 2371/817
HOLLY POINT UNIT 4 UNR

WARREN PAULA JO/WARREN LANEYA
94058 PALM CIR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

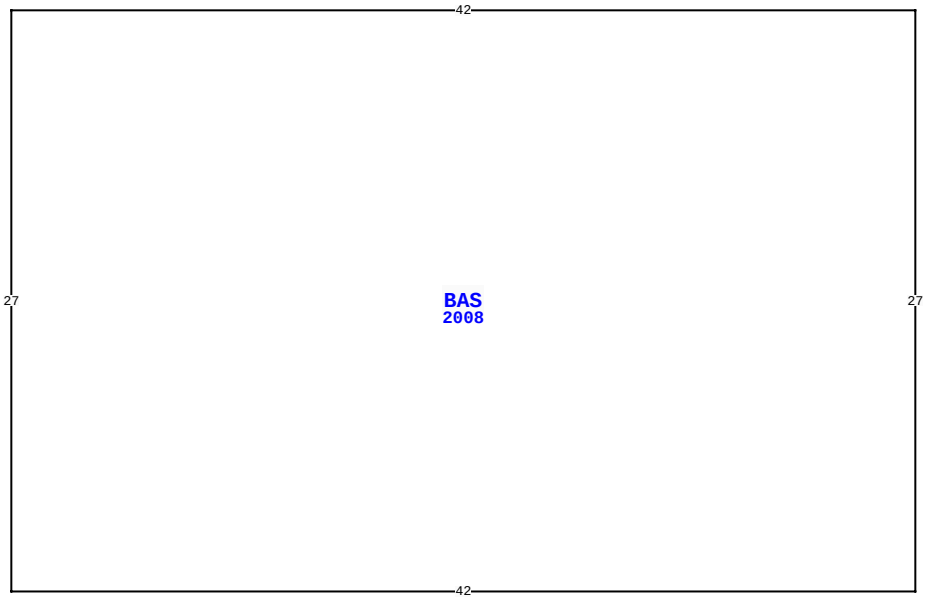
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	112,096
TOTALS	1,134		1,134	112,096

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	151.8400	106.29	120,533	2001	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2022 Heated Area: 1134 HX Base Yr 2022



94058 PALM CIR, 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		112,096
TOTAL MARKET OB/XF VALUE		492
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		162,588
SOH/AGL Deduction		41,765
ASSESSED VALUE		120,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,823
TOTAL JUST VALUE		162,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/1360	11/29/2021	WD	Q	I	01	161,000
GRANTOR: MILLER JOHN &						
GRANTEE: WARREN PAULA JO & L						
2371/0817	6/25/2020	WD	Q	I	01	100,000
GRANTOR: GONZALEZ EDUARDO & CO						
GRANTEE: MILLER JOHN & KARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W42 S27 E42 N27$.

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	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	2017	2017	3	82	492	

LAND DESCRIPTION

TOTAL OB/XF 492

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	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/17/2017 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS