

LOT 45 2001 KING DWMH  
IN OR 2420/200  
HOLLY POINT UNIT 4 UNR

AUSTIN THOMAS E & JUDITH A  
94280 PALM CIR  
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0045-0000



| 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 1 4     |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 30               | VINYL 100      | 0800                                    | 02                   | 1,680              | 147.3600    | 103.15         | 173,292        | 2001        | 2006      | 0           | 0        | 0      | 40.00           | 60.00             | VALUATION SUMMARY |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2021                 |                      |                    |             |                |                |             |           |             |          |        |                 | Heated Area: 1456 |                   |                        |                             |      |         |      |     |    |        |  |  | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 | <div>USP 2016</div> <div>BAS 2001</div> |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 70      |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 30   |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 3 100          |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 05                                      | Quality Level 05     |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                        | 1,456            | 100            | 1,456                                   | 90,112               |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                        | 448              | 50             | 224                                     | 13,864               |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 1,904                                   | 1,680                | 103,975            |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 94280 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             |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                                   | 0 0                  | 1.00               | UT          | 3,500.00       | 3,500.00       | 100         | 2001      | 2001        | 3        | 86     | 3,010           |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 000102           | C              | SFR/MH                                  | 100                  |                    |             | 0.00           | 0.00           | 1.00        | LT        |             | 1.00     | 1.00   | 0.95            | 50,000.00         | 47,500.00         | 47,500                 |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/17/2017 BY KW Total Acres: 0.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/02/2023 BY SYS |                  |                |                                         |                      |                    |             |                |                |             |           |             |          |        |                 |                   |                   |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 2420/0200         | 12/22/2020 | WD        | Q   | I   | 02     | 135,000    |

GRANTOR: EBY KATHY J

GRANTEE: AUSTIN THOMAS E & J

|           |            |    |   |   |    |        |
|-----------|------------|----|---|---|----|--------|
| 2090/0447 | 12/19/2016 | WD | Q | I | 01 | 80,000 |
|-----------|------------|----|---|---|----|--------|

GRANTOR: GREGORY JASON D

GRANTEE: EBY KATHY J

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] N8 W56 S8 E56 \$ BAS=[YR=2001] W56 S26 E56 N26\$.