LOT 48
IN OR 2541/863
HOLLY POINT UNIT 4 UNR

RELLIM VENTURES LLC
94306 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

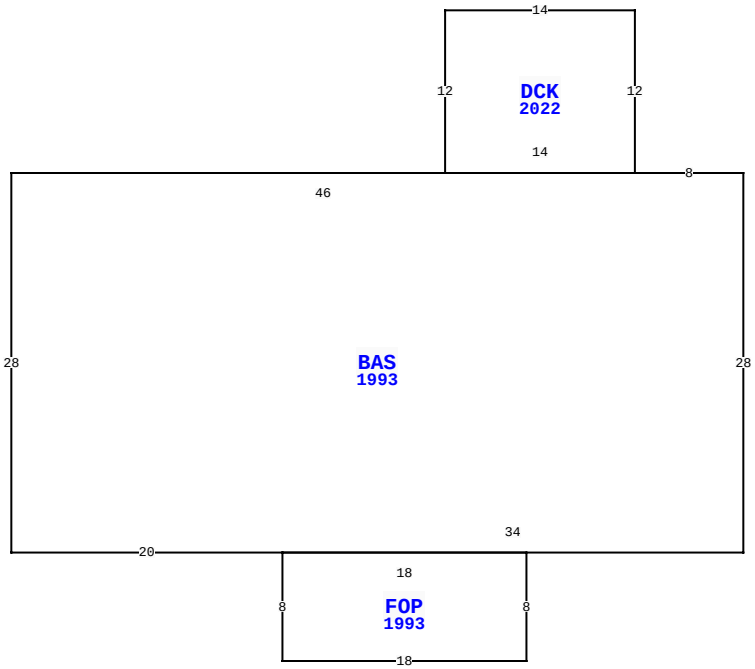
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	169,604
DCK	168	10	17	1,907
FOP	144	30	43	4,823
TOTALS	1,824		1,572	176,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	128.8000	116.24	182,729	1989	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1512 HX Base Yr



94306 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,333
TOTAL MARKET OB/XF VALUE	4,198
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	230,531
SOH/AGL Deduction	0
ASSESSED VALUE	230,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,531
TOTAL JUST VALUE	230,531
NCON VALUE	3,140
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3359	NEW CONSTR	0	01/18/1989
5508	NEW CONSTR	0	11/14/1988
5011	NEW CONSTR	44,500	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0863	2/01/2022	WD	Q	I	01	230,000
GRANTOR: MACKINSON DAVID H & S						
GRANTEE: RELLIM VENTURES LLC						
2014/1175	11/12/2015	WD	U	I	12	96,500
GRANTOR: GO TO CASH FUNDING LL						
GRANTEE: MACKINSON DAVID H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 DCK=[YR=2022] N12 W14 S12 E14$ W46 S28 E20
FOP=[YR=1993] S8E18 N8 W18 $ E34 N28 $.

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
9	0510	GARAGE WD-	0	0	28	14	392.00	SF	35.00	35.00	100	1998	1998	3	27	3,704	
11	0350	CARPORT WD	0	0	19	10	190.00	SF	13.00	13.00	100	1998	1998	3	20	494	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS