

LOT 7
IN OR 2637/578
HOLLY POINT UNIT 5 UNR

SWIATEK STEVEN & KAITLIN R
10623 VILLANOVA RD
JACKSONVILLE, FL 32218

2023

45-2N-28-525E-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	109,657
DCK	1,216	15	182	10,136
UOP	1,293	25	323	17,989
UST	308	55	169	9,412
TOTALS	4,786		2,643	147,194

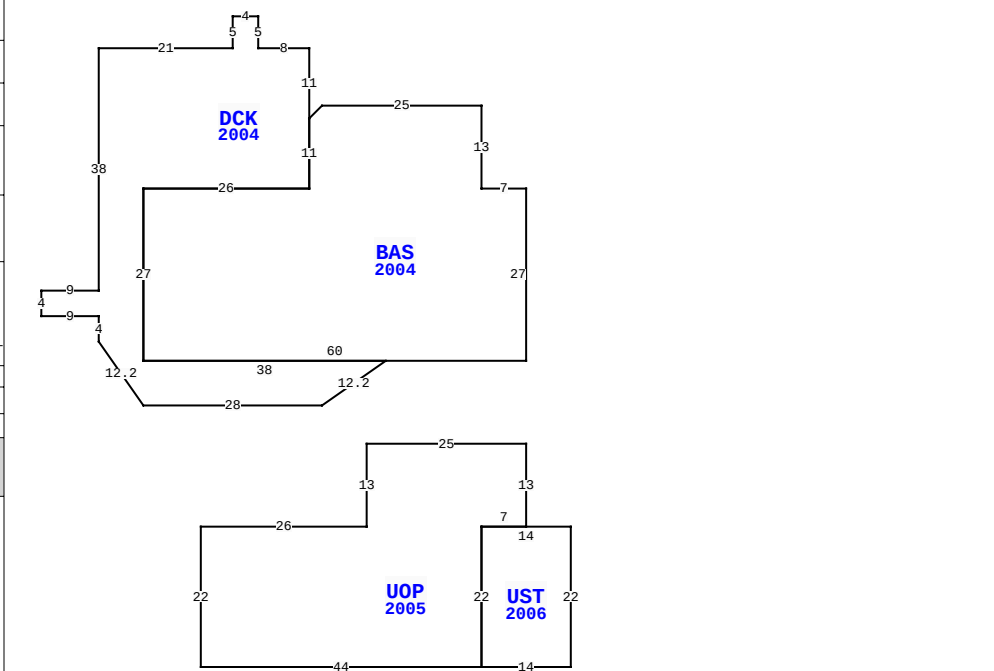
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0920	CWALL -WD/M	0 100	0	0	250.00	LF	390.00	390.00	100	2004	2004	3	24	23,400	
4	1242	WD DECK A	0 100	0	0	247.00	SF	10.00	10.00	100	2004	2004	3	24	593	
5	0300	BOAT DCK W	0 100	30	6	180.00	SF	40.00	40.00	100	2010	2010	3	64	4,608	

LAND DESCRIPTION			TOTAL OB/XF 28,601													
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
1	000116	C	SFR MARSH	100			0.00	0.00	0.57	AC		1.00	1.00	1.50	150,000.00	225,000.00

REVIEW DATE	01/06/2023	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,643	117.0000	81.90	216,462	2002	2010	0	0	0	32.00	68.00	
1 M/H 94+ - 100% - 2020				Heated Area: 1969				HX Base Yr 2020					



94003 SAGE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 28,601													
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
1	000116	C	SFR MARSH	100			0.00	0.00	0.57	AC		1.00	1.00

TOTAL OB/XF 28,601													
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
1	000116	C	SFR MARSH	100			0.00	0.00	0.57	AC		1.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										147,194			
TOTAL MARKET OB/XF VALUE										28,601			
TOTAL LAND VALUE - MARKET										128,250			
TOTAL MARKET VALUE										304,045			
SOH/AGL Deduction										128,580			
ASSESSED VALUE										175,465			
TOTAL EXEMPTION VALUE										55,000			
BASE TAXABLE VALUE										120,465			
TOTAL JUST VALUE										304,045			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										170,354			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905806	NEW FGR DOOR	1,923	07/01/2019
M0409036	H/AC	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/578	5/08/2023	WD	Q	I	01	312,000
GRANTOR: BULOW ROBERT F						
GRANTEE: SWIATEK STEVEN & KA						
2258/1742	2/26/2019	WD	Q	I	01	195,000
GRANTOR: PMR LLC						
GRANTEE: BULOW ROBERT F						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W7 N13 W25 D2 L2 DCK=[YR=2004] N11 W8 N5 W4 S5 W21 S38 W9 S4 E9 S4 D10 R7 E28 R10 U7 W38 N27 E26 N11\$ S11 W26 S27 E60 N27 \$ PTR= S40 UOP=[YR=2005] W25 S13 W26 S22 E44 UST=[YR=2006] E14 N22 W14 S22\$ N22 E7 N13\$ N40 \$.									