LOT 45
FIVE POINTS #2 PB 3/35

SHAW JOYCE/MONTE GEORGE M ET AL
P O BOX 551
TONEY, AL 35773

2024

00-00-30-024B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

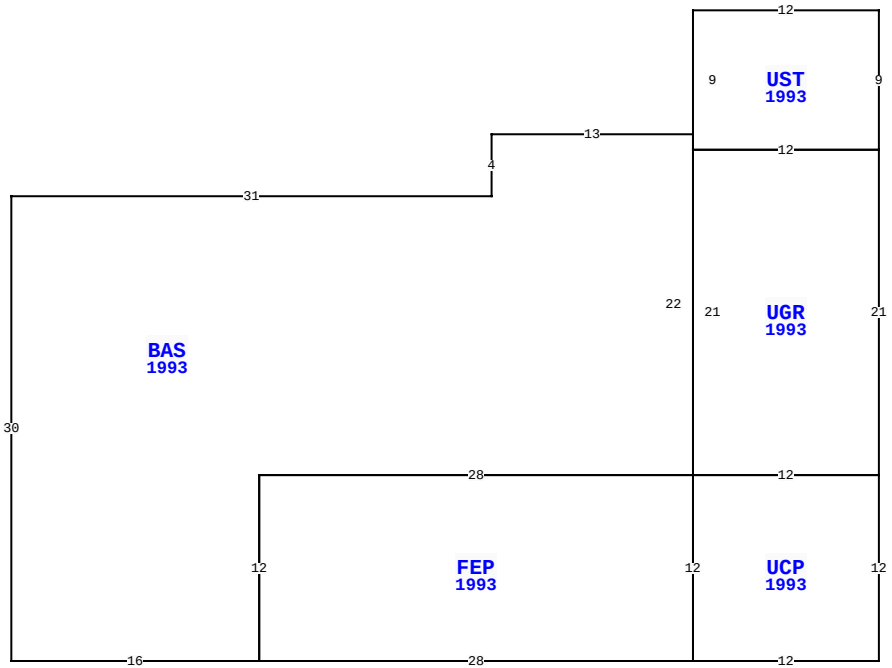
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	75,416
FEP	336	80	269	19,582
UCP	144	20	29	2,111
UGR	252	45	113	8,226
UST	108	45	49	3,567
TOTALS	1,876		1,496	108,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	104.6520	99.42	148,732	1958	1968	0	0	0	26.78	73.22

1 SINGLE FAM – 0% - 2023 Heated Area: 1036 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

1447 HOLLY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	108,902
TOTAL MARKET OB/XF VALUE	732
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	269,634
SOH/AGL Deduction	22,056
ASSESSED VALUE	247,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,578
TOTAL JUST VALUE	269,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0697	CHNGE SRVC	750	01/01/1994
7039	REPAIR/RRF	4,000	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/1756	2/28/2022	FJ	U	I	11	0
GRANTOR: MONTE SAM A EST						
GRANTEE: RHODES BRIDGET M &						
2535/1931	2/03/2022	FJ	U	I	11	100
GRANTOR: HENLEY VIRGINIA M EST						
GRANTEE: SHAW JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S4 W31 S30 E16 FEP=[YR=1993] E28
UCP=[YR=1993] E12 N12 UGR=[YR=1993] N21 UST=[YR=1993] N9 W12
S9 E12$ W12 S21 E12$ W12 S12$ N12 W28 S12$ N12 E28 N22$.

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	0811	CONCRETE B	0	0	67	10	670.00	SF	5.20	5.20	100	1970	1970	3	21	732	

LAND DESCRIPTION

TOTAL OB/XF 732

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		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS