LOT 46
FIVE POINTS # 2 PB 3/35

WHATLEY JUSTIN & BRITTANY
1437 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0046-0000

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 60
Interior Floo	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

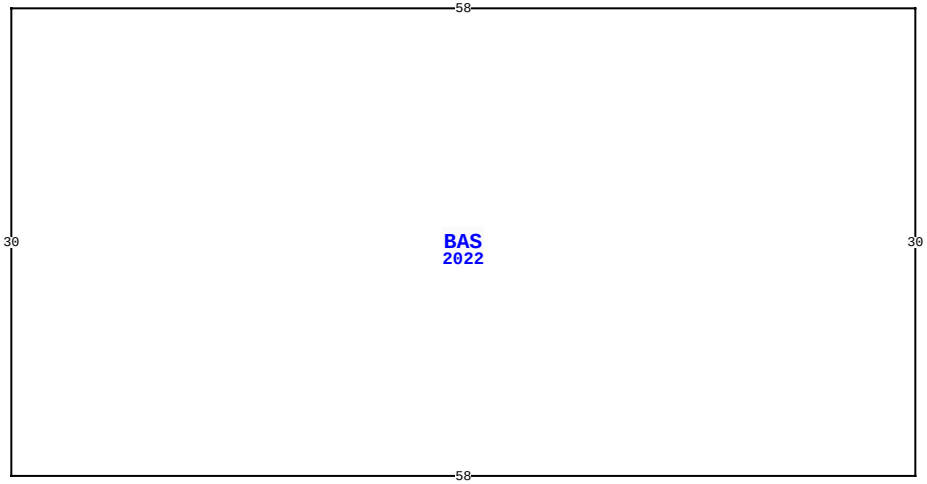
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	148,833
TOTALS	1,740		1,740	148,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	115.2000	86.40	150,336	2022	2022	0	0	0	1.00	99.00

3 M/H 94+ – 100% - 2023 Heated Area: 1740 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		148,833
TOTAL MARKET OB/XF VALUE		1,431
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		310,264
SOH/AGL Deduction		42,094
ASSESSED VALUE		268,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,170
TOTAL JUST VALUE		310,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017084	MH MOVE-ON	0	11/17/2022
22010891	DEMOLITION	0	07/18/2022
MH0095	MH MOVE-ON	0	05/01/2005
P0509518	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/1805	2/22/2023	QC	U	I	11	100
GRANTOR: ROWLAND NORMAN M & ME						
GRANTEE: WHATLEY JUSTIN & BR						
2337/0508	1/31/2020	LE	U	I	11	100
GRANTOR: ROWLAND NORMAN M & ME						
GRANTEE: ROWLAND BLAKE & BRI						

1437 HOLLY DR, FERNANDINA BEACH

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

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2005	2005	3	86	1,431	

BUILDING DIMENSIONS

BAS=[YR=2022] W58 S30 E58 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,431

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

REVIEW DATE 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS