

LOTS 47 & 48
OR 622 PG 675
EX RW IN OR 97/631

DUNCAN WILLIAM PAUL & HENRIETTA
1417 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0047-0000



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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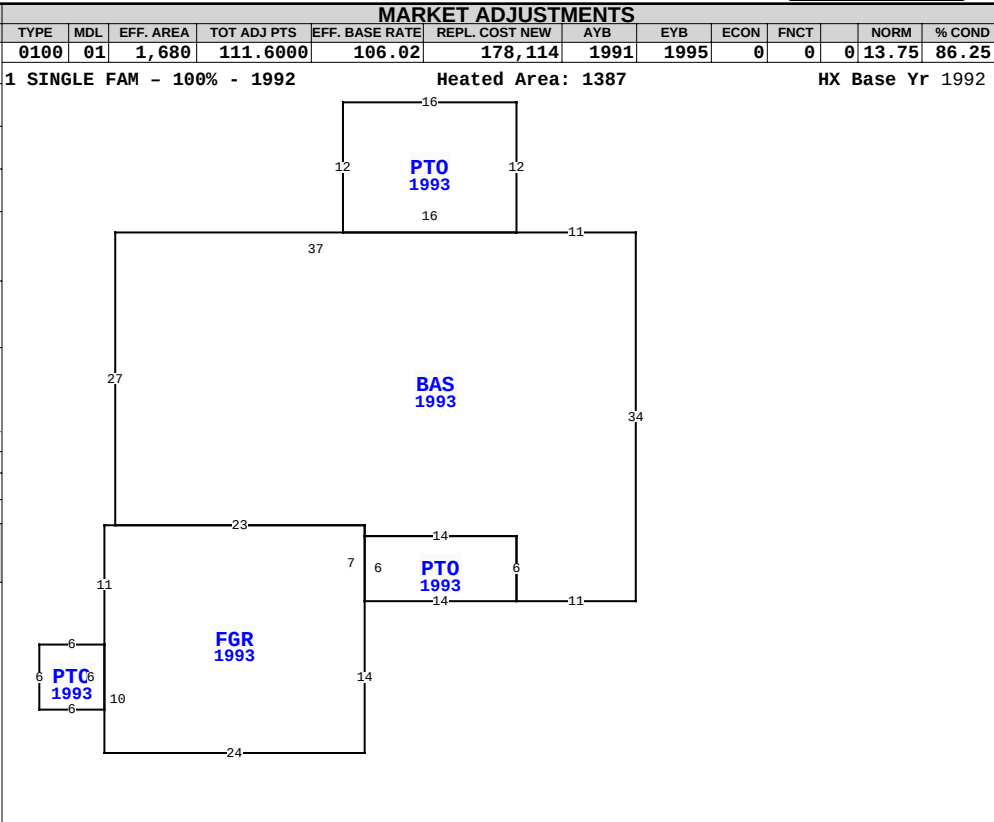
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	126,831
FGR	504	55	277	25,330
PTO	36	5	2	183
PTO	84	5	4	366
PTO	192	5	10	914

TOTALS	2,203		1,680	153,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	100	0	893.00	SF	5.20	
3	0810	CONCRETE A	0	100	0	120.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	100.00	137.00	100.00
2	000100	C	SFR	100		RM	56.00	147.00	56.00

REVIEW DATE	04/29/2020	BY	DJA
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1417 HOLLY DR, FERNANDINA BEACH

1417 HOLLY DR, FERNANDINA BEACH				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
893.00	SF	5.20	5.20	100	1991	1991	3	62	2,879	
120.00	SF	6.50	6.50	100	1991	1991	3	62	484	

TOTAL OB/XF										5,813	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
RM	100.00	137.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	1
RM	56.00	147.00	56.00	FF		1.00	1.00	0.50	1,600.00	800.00	

Market: 0

Agricultural: 0

Common: 204,800

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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
153,623									
TOTAL MARKET OB/XF VALUE									
5,813									
TOTAL LAND VALUE - MARKET									
204,800									
TOTAL MARKET VALUE									
364,236									
SOH/AGL Deduction									
226,725									
ASSESSED VALUE									
137,511									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
87,511									
TOTAL JUST VALUE									
364,236									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
306,381									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3753	NEW CONSTR	0	04/29/1991
6469	NEW CONSTR	49,560	05/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0622/0675	3/26/1991	WD	U	V	09	13,000	
GRANTOR: CRISHER JAMES & G G							
GRANTEE: DUNCAN WM & HENRIET							
0568/1348	5/03/1989	WD	U	V	09	7,000	
GRANTOR: DAVIS PAULA M ET AL							
GRANTEE: CRISHER JAMES N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16\$ W37 S27									
FGR=[YR=1993] W1 S11 PTO=[YR=1993] W6 S6 E6 N6\$ S10 E24 N14									
PTO=[YR=1993] E14 N6 W14 S6\$ N7 W23\$ E23 S1 E14 S6 E11 N34\$.									

Market: 0

Agricultural: 0

Common: 204,800

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