E'LY 78.03 FT OF LOT 50
IN OR 2416/944
FIVE POINTS 2 PB 3/35

MADELINE KELLY TRUST/KELLY MADELINE TRUSTEE
95028 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

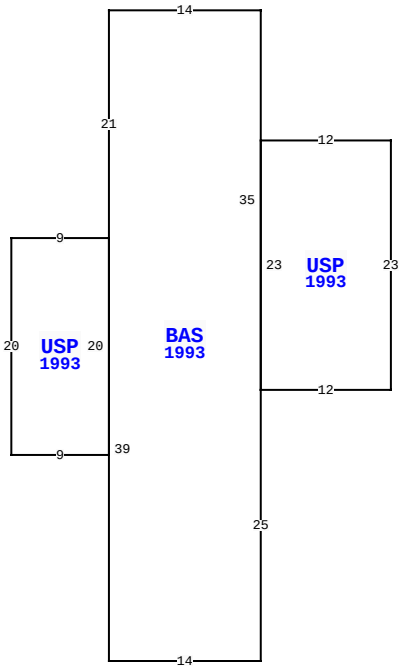
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	45,916
USP	180	50	90	4,920
USP	276	50	138	7,543
TOTALS	1,296		1,068	58,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,068	118.3200	82.82	88,452	1986	2010	0	0	0	34.00	66.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



1428 HOLLY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	58,378
TOTAL MARKET OB/XF VALUE	776
TOTAL LAND VALUE - MARKET	124,848
TOTAL MARKET VALUE	184,002
SOH/AGL Deduction	36,742
ASSESSED VALUE	147,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,260
TOTAL JUST VALUE	184,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2416/0944	11/14/2020	WD	U	I	11	100
GRANTOR: KELLY MADELINE & JOSH						
GRANTEE: MADELINE KELLY TRUS						
2248/0651	1/11/2019	WD	Q	I	01	126,000
GRANTOR: FOURNIER JOHN E & KAM						
GRANTEE: KELLY MADELINE & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S21 USP=[YR=1993] W9 S20 E9 N20$ S39 E14 N25 USP=[YR=1993] E12 N23 W12 S23$ N35$.

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	0	22	4	88.00	SF	6.50	6.50	100	1993	1993	3	66	378	
2	0810	CONCRETE A	0	0	9	10	90.00	SF	6.50	6.50	100	1994	1994	3	68	398	

LAND DESCRIPTION

TOTAL OB/XF 776

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	0		RM	78.00	137.00	78.03	FF		1.00	1.00	1.00	1,600.00	1,600.00	124,848							

REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 124,848 Market: 0 Agricultural: 0 Common: 124,848 PRINTED 08/06/2024 BY SYS