LOT 45
IN OR 2710/9
HOLLY POINT NORTH UNR

CASCADE FUNDING MORTGAGE TRUST HB7
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409

**2024**

**36-2N-27-525N-0045-0000**

## 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 | 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

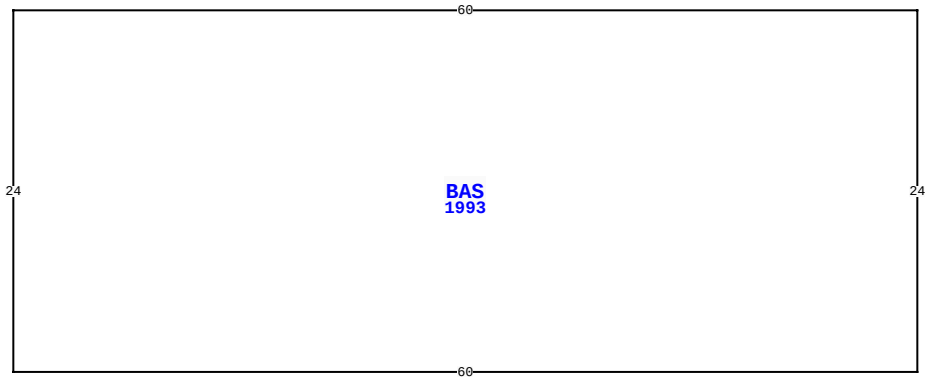
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,440 | 100 | 1,440 | 35,562 |
| TOTALS | 1,440 | | 1,440 | 35,562 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,440 | 117.6000 | 82.32 | 118,541 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr




BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/26/2023 MLU
AG DATE

85034 ADMIRAL AVE, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 35,562 |
| TOTAL MARKET OB/XF VALUE | 12,786 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 133,348 |
| SOH/AGL Deduction | 38,281 |
| ASSESSED VALUE | 95,067 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 95,067 |
| TOTAL JUST VALUE | 133,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 131,444 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24358 | ADDITION | 12,371 | 02/01/2011 |
| E007379 | CHNGE SRVC | 0 | 10/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2710/9 | 5/06/2024 | CT | U | I | 18 | 90,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CASCADE FUNDING MOR | | | | | | |
| 0735/0853 | 8/02/1995 | WD | U | I | 10 | 7,000 |
| GRANTOR: SHEFFIELD WM F ETAL | | | | | | |
| GRANTEE: KOHLENBERGER DAVID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 24 | 288.00 | SF | 20.10 | 20.10 | 100 | 1978 | 1978 | 3 | 20 | 1,158 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 70 | 2,450 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 12 | 24 | 288.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 576 | |
| 4 | 0510 | GARAGE WD- | 0 | 0 | 32 | 12 | 384.00 | SF | 35.00 | 35.00 | 100 | 2011 | 2011 | 3 | 64 | 8,602 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,786

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS