TRACT 3 & S1/2 TRACT 2
IN OR 2142/219
HOLLY POINT UNIT 1 UNR

OWEN BARRY N & DOROTHY S
940052 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2024**

**45-2N-28-525A-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

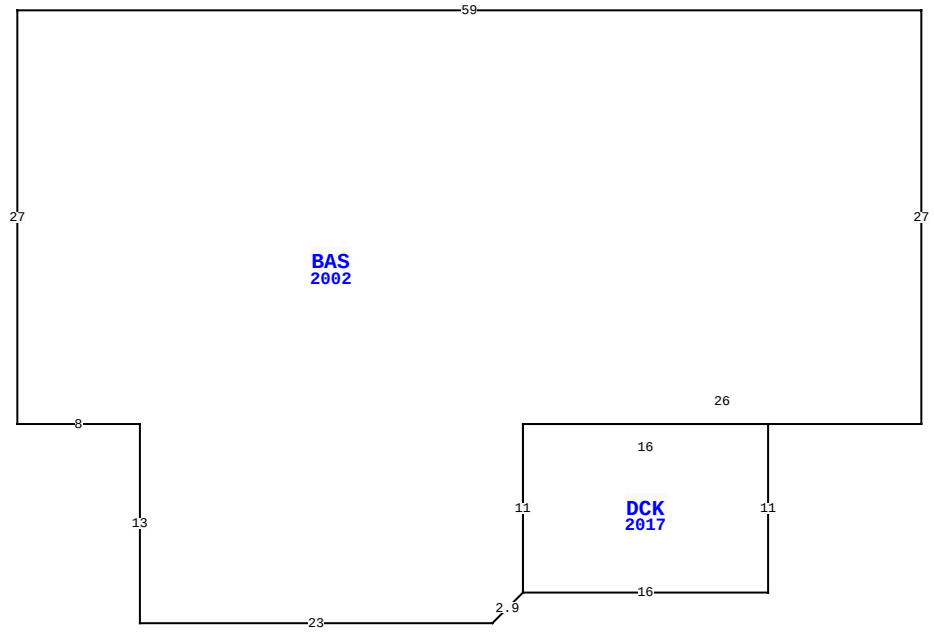
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 4003.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,916 | 100 | 1,916 | 85,645 |
| DCK | 176 | 15 | 26 | 1,162 |
| TOTALS | 2,092 | | 1,942 | 86,808 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,942 | 119.2000 | 89.40 | 173,615 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1916 HX Base Yr




940052 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/25/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,808 |
| TOTAL MARKET OB/XF VALUE | | 23,896 |
| TOTAL LAND VALUE - MARKET | | 398,400 |
| TOTAL MARKET VALUE | | 509,104 |
| SOH/AGL Deduction | | 60,908 |
| ASSESSED VALUE | | 448,196 |
| TOTAL EXEMPTION VALUE | 13 | 448,196 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 509,104 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 457,328 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1900613 | (2) FGR DOORS | 2,000 | 01/01/2019 |
| MHU01369 | MH MOVE-ON | 245 | 12/01/2001 |
| P015191 | NEW CONSTR | 0 | 12/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2142/0219 | 8/22/2017 | WD | U | I | 37 | 255,000 |
| GRANTOR: LARMAN DR DARRYL | | | | | | |
| GRANTEE: OWEN BARRY N & DORO | | | | | | |
| 1788/0973 | 4/13/2012 | WD | U | I | 30 | 90,000 |
| GRANTOR: HORSTMANN KATHLEEN & | | | | | | |
| GRANTEE: LARMAN DR DARRYL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W59 S27 E8 S13 E23 U2 R2 DCK=[YR=2017] E16 N11 W16 S11$ N11 E26 N27 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 29.75 | 29.75 | 100 | 1999 | 1999 | 3 | 27 | 4,627 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,735.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 82 | 12,251 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 240.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 28 | 2,688 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 24 | 10 | 240.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 55 | 1,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,896

| 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 | 000130 | C | SFR WATER | 100 | | RM | 100.00 | 285.00 | 166.00 | FF | | 1.00 | 1.00 | 0.80 | 3,000.00 | 2,400.00 | 398,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 398,400 Market: 0 Agricultural: 0 Common: 398,400 PRINTED 08/06/2024 BY SYS