TRACTS 4 & N1/2 OF 5
HOLLY POINT UNIT 1 UNR

BARNES JOHN PETER/
940036 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0004-0000

BUILDING CHARACTERISTICS

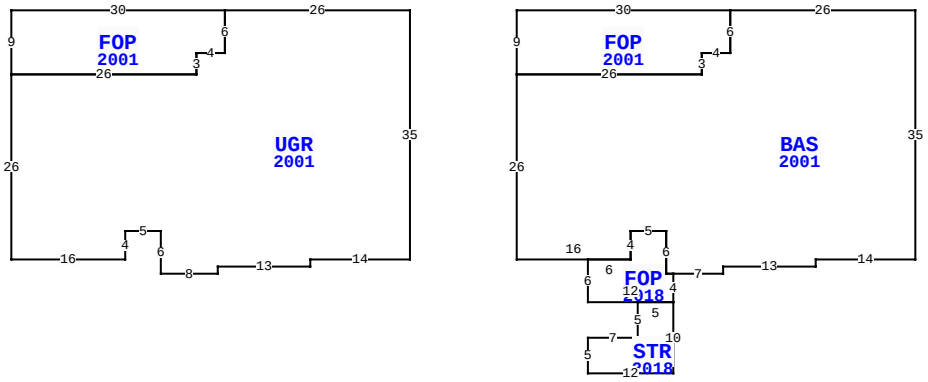
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	233,901
FOP	258	30	77	10,526
FOP	258	30	77	10,526
FOP	90	30	27	3,691
STR	85	10	8	1,094
UGR	1,711	45	770	105,262
TOTALS	4,113		2,670	365,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	122.8800	153.60	410,112	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2000 Heated Area: 1711 HX Base Yr 2000



940036 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,000
TOTAL MARKET OB/XF VALUE		9,143
TOTAL LAND VALUE - MARKET		372,000
TOTAL MARKET VALUE		746,143
SOH/AGL Deduction		450,458
ASSESSED VALUE		295,685
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		240,685
TOTAL JUST VALUE		746,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015087	H/AC	3,300	06/01/2001
B017853	NEW CONSTR	183,734	01/01/2001
6843	REPAIR/RRF	600	11/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/08/2000	CN	U	I	07	100
GRANTOR: BINKLEY CHARLES						
GRANTEE: BARNES JOHN PETER						
9999/9999	8/06/1999	CN	Q	I		95,000
GRANTOR: BINKLEY CHARLES E						
GRANTEE: BARNES JOHN PETER						

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	0525	GAZEBO	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	20	700	
2	0300	BOAT DCK W	0	100	45	4	180.00	SF	20.00	20.00	100	1994	1994	3	20	720	
3	0811	CONCRETE B	0	100	0	0	1,100.00	SF	5.20	5.20	100	2003	2003	3	83	4,748	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

BUILDING DIMENSIONS

UGR=[YR=2001] W26 FOP=[YR=2001] W30 S9 E26 N3 E4 N6 $ S6 W4 S3 W26 S26 E16 N4 E5 S6 E8 N1 E13 N1 E14 N35 $ PTR= E15 FOP=[YR=2001] E30 BAS=[YR=2001] E26 S35 W14 S1 W13 S1 W7 FOP=[YR=2018] S4 STR2018 =S10 W12 N5 E7 N5 E5$ W12 N6 E6 N4 E5 S6 E1$ W1 N6 W5 S4 W16 N26 E26N3 E4 N6 $ S6 W4 S3 W26 N9 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,143

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	300.00	155.00	FF		1.00	1.00	0.80	3,000.00	2,400.00	372,000							

REVIEW DATE 02/19/2019 BY KW Total Acres: 0.00 Total Land Value: 372,000 Market: 0 Agricultural: 0 Common: 372,000 PRINTED 08/06/2024 BY SYS