

TRACT 11
IN OR 2101/1877
HOLLY POINT UNIT 1 UNR

BOYETTE LEE B JR & PATSY L/E/
94266 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0011-0000



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 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	04	Quality Level 04
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
BAL	72	15	11	940
BAS	1,800	100	1,800	153,706
FGR	390	55	214	18,274
STR	72	10	7	598
UCP	1,410	20	282	24,080
UOP	350	25	88	7,514
TOTALS	4,094		2,402	205,112

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	0	0			471.00	SF	6.50	2017	3
2	0300	BOAT DCK W	0	100	18	10			180.00	SF	50.00	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000130	C	SFR WATER	100		RM	0.00	0.00	90.00	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,402	126.5000	94.88	227,902	2017	2017	0	0	0	10.00	90.00	
1 M/H 94+ - 100% - 2018 Heated Area: 1800 HX Base Yr 2018													
94266 WINTERBERRY AVE, FERNANDINA BEACH													

TOTAL OB/XF													
10,530													
94266 WINTERBERRY AVE, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			205,112
TOTAL MARKET OB/XF VALUE			10,530
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			485,642
SOH/AGL Deduction			249,042
ASSESSED VALUE			236,600
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			186,600
TOTAL JUST VALUE			485,642
NCON VALUE			3,074
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165794	MH MOVE-ON	0	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2101/1877	2/15/2017	LE U	I	I	11	100	
GRANTOR: BOYETTE LEE B JR & PA							
GRANTEE: BOYETTE LEE B JR &							
2064/0173	8/05/2016	PR U	I	I	19	155,000	
GRANTOR: ALLEN ALVAH L ESTATE							
GRANTEE: BOYETTE LEE BRAD JR							

BUILDING NOTES													
BAS=[YR=2017;ORIG=0,0] W13 W47 S30 E12 E48 N30 \$													
UCP=[YR=2017;ORIG=20,0] E47 S30 W47 N30 \$													
FGR=[YR=2017;ORIG=67,0] E13 S30 W13 N30 \$													
UOP=[YR=2017;ORIG=-13,0] N10 W8 W27 S10 E35 \$													
STR=[YR=2017;ORIG=-21,-10] N18 W4 S18 E4 \$													
BAL=[YR=2017;ORIG=-48,30] S6 E12 N6 W12 \$													
PTR=[ORIG=0,0] E20 W20 \$													