

TRACTS 27 & 28 R359856 R359857
IN OR 1049/1129
HOLLY POINT UNIT 1 UR

SOUTHWICK SHEREE KAUFFMAN
94028 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0027-0000



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/LAMNT 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100

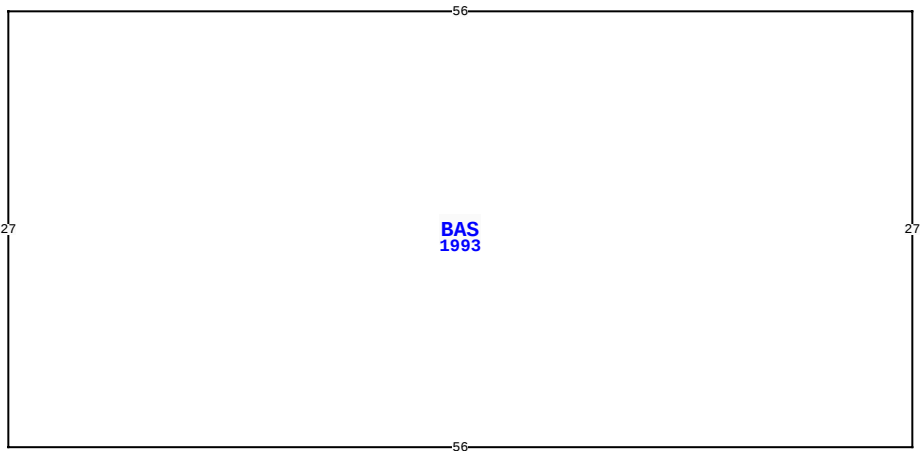
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	36,705
TOTALS	1,512		1,512	36,705

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	24	20	480.00	SF	8.75	8.75	100	1984
2	0940	SHEDS/PORT	0 100	8	18	144.00	SF	30.00	30.00	100	1989
3	0350	CARPORT WD	0 100	18	18	324.00	SF	13.00	13.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,512	115.6000	80.92	122,351	1988	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 2005											
Heated Area: 1512											
HX Base Yr 2005											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										36,705	
TOTAL MARKET OB/XF VALUE										2,546	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										166,751	
SOH/AGL Deduction										110,482	
ASSESSED VALUE										56,269	
TOTAL EXEMPTION VALUE										31,269	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										166,751	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										121,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5626	ADDITION	4,284	04/10/1989
7605	MH MOVE-ON	27,500	12/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1049/1129	4/15/2002	WD	U	I	01	12,500	
GRANTOR: ALVAREZ GLENDA KAUFFM							
GRANTEE: SOUTHWICK SHEREE KA							
0315/0120	5/01/1980	WD	Q	V		3,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S27 E56 N27\$.											

TOTAL OB/XF											
2,546											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT	