TRACT 43
IN OR 2647/1212
HOLLY POINT UNIT 1 UNR

FRENCH BRENTON L/SUSAN SULLIVAN
94202 CHRISTOPHER LN
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

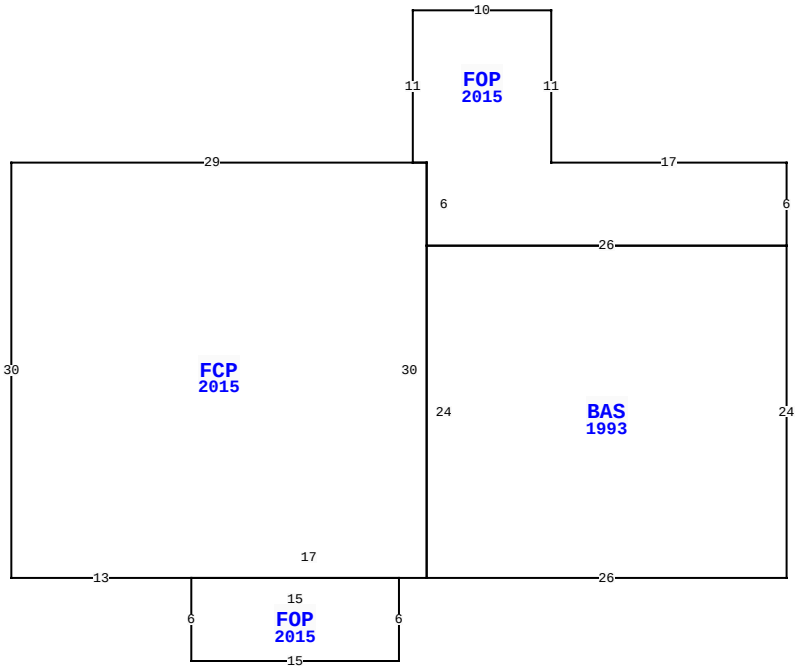
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	624	100	624	13,201
FCP	900	25	225	4,760
FOP	90	30	27	571
FOP	266	30	80	1,692
TOTALS	1,880		956	20,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	956	95.9364	33.58	32,102	1983	2000	0	0	0	37.00	63.00

1 GARAGE RES – 100% - 2019 Heated Area: 624 HX Base Yr 2019



94202 CHRISTOPHER LN, 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		281,637
TOTAL MARKET OB/XF VALUE		27,830
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		429,467
SOH/AGL Deduction		101,874
ASSESSED VALUE		327,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,593
TOTAL JUST VALUE		429,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429433	CO ISSUED	0	05/04/2015
B1429433	NEW CONSTR	191,590	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1212	6/07/2023	QC	U	I	11	100
GRANTOR: FRENCH BRENTON L &						
GRANTEE: FRENCH BRENTON L &						
2291/0988	7/17/2019	QC	U	I	11	100
GRANTOR: FRENCH BRENTON L & PA						
GRANTEE: FRENCH PAMELA B & B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W17 N11 W10 S11 FCP=[YR=2015] W29 S30 E13 FOP=[YR=2015] S6 E15 N6 W15$ E17 BAS=[YR=1993] E26 N24 W26 S24$ N30 W1$ E1 S6 E26 N6$.

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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2005	2005	3	86	2,795	
2	0300	BOAT DCK W	0	100	14	14	196.00	SF	40.00	40.00	100	2000	2000	3	28	2,195	
3	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	2015	2015	3	95	2,569	
4	0303	FLT DOCK W	0	100	8	14	112.00	SF	26.00	26.00	100	2015	2015	3	78	2,271	
5	0855	CONC PAVER	2	100	0	0	1,800.00	SF	10.00	10.00	100	2023	2020		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 27,830

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	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 06/09/2023 BY NW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

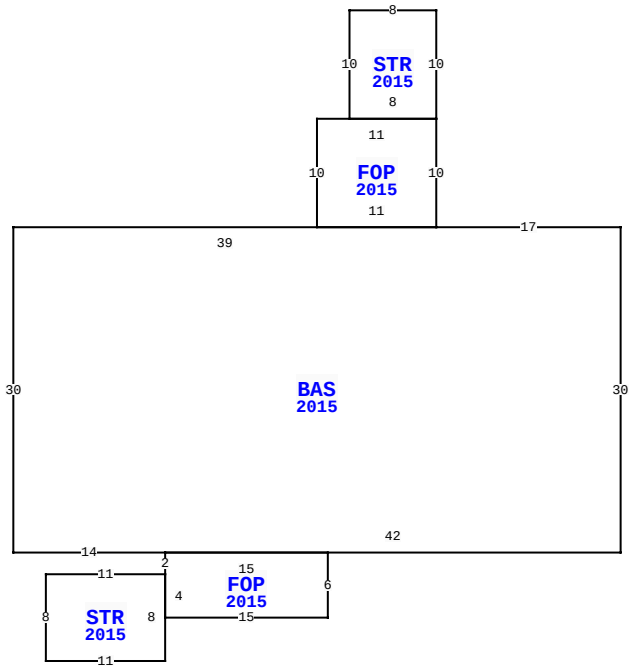
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,680	100	1,680	249,956
FOP	90	30	27	4,017
FOP	110	30	33	4,910
STR	80	10	8	1,190
STR	88	10	9	1,339
TOTALS	2,048		1,757	261,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,757	102.7900	154.18	270,894	2015	2015	0	0	0	3.50	96.50

2 SFR CUST – 100% - 2019 Heated Area: 1680 HX Base Yr 2019



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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N10 STR=[YR=2015] N10 W8 S10 E8$ W11 S10 E11$ W39 S30 E14 FOP=[YR=2015] S2 STR=[YR=2015] W11 S8 E11 N8$ S4 E15 N6 W15$ E42 N30$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/09/2023 BY NW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS