

TRACT 17 R567717
 IN OR 1780/944
 HOLLY POINT UNIT 2 UNR

DAVIS MARK D
 85217 JOHNSON LN
 YULEE, FL 32097

2024

45-2N-28-525B-0017-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
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	02	Quality Level 02	
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
BAS	924	100	924
			SUBAREA MARKET VALUE
			15,565
TOTALS	924		924
			15,565

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	924	80.2200	56.15	51,883	1991	1991	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 924												
HX Base Yr												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 1993</p> </div>												
<div style="border: 1px solid black; padding: 10px;"> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div>												
<div style="border: 1px solid black; padding: 10px;"> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div>												
94204 DUCK LAKE DR, FERNANDINA BEACH												
05/25/2023 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			15,565
TOTAL MARKET OB/XF VALUE			64
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			72,629
SOH/AGL Deduction			23,141
ASSESSED VALUE			49,488
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			49,488
TOTAL JUST VALUE			72,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8199	XFOB	704	06/25/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/0944	2/10/2012	QC	U	I	11	100
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: DAVIS MARK D						
1238/0034	6/15/2004	WD	Q	I		25,000
GRANTOR: BARBUS MICHAEL W						
GRANTEE: YULEE HOME CENTER L						

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			
1	1242	WD DECK A	0	0	4	8		32.00	SF	10.00	10.00	100	1992	1992	3	20	64	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W66 S14 E66 N14\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	0		RM	0.00	0.00	0.38	AC		1.00	1.00	1.00	150,000.00	150,000.00	57,000								