

TRACT 45
IN OR 2670/1047
HOLLY POINT UNIT 2 UNR

VOLPITTAS MICHAEL JOHN & PAMELA MICHELLE
94071 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

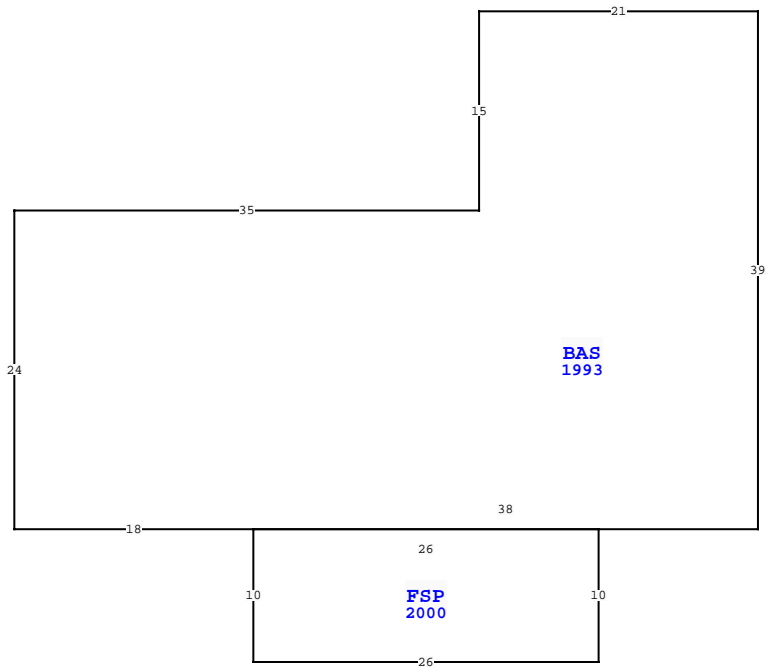
2024

45-2N-28-525B-0045-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	05	AVERAGE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
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	05	Quality Level 05	
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	1,659	100	1,659
FSP	260	60	156
			SUBAREA MARKET VALUE
			43,648
			4,104
TOTALS	1,919		1,815
			47,753

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,815	125.2800	87.70	159,176	1976	1980		0	0	70.00	30.00	
1 M/H 93- - 0% - 2024 Heated Area: 1659 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,753
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			122,753
SOH/AGL Deduction			0
ASSESSED VALUE			122,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			122,753
TOTAL JUST VALUE			122,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006869	NEW CONSTR	700	05/01/2000
4785	ADDITION	10,592	03/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1047	9/21/2023	WD	U	I	16	44,000
GRANTOR: CLIFTON DONNA VOLPITT						
GRANTEE: VOLPITTAS MICHAEL J						
2597/1007	10/17/2022	FJ	U	I	11	0
GRANTOR: VOLPITTA SHIRLEY A ES						
GRANTEE: VOLPITTA MICHAEL JO						

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

TOTAL OB/XF														
0														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W21 S15 W35 S24 E18 FSP=[YR=2000] S10 E26 N10 W26 \$ E38 N39 \$.													

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							