TRACT 9 R434187
IN OR 800/1
HOLLY POINT UNIT 3 UNR

COOK GORDON
94121 CHRISTOPHER LANE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525C-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

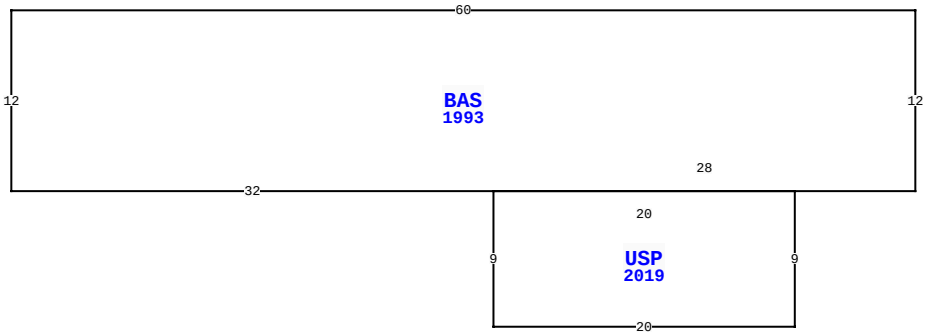
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,941
USP	180	50	90	1,743
TOTALS	900		810	15,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	810	92.2000	64.54	52,277	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 720 HX Base Yr



94121 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/24/2024 MLU
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	90,683
SOH/AGL Deduction	66,924
ASSESSED VALUE	23,759
TOTAL EXEMPTION VALUE	HX HB 23,759
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	90,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/0001	7/16/1997	QC	U	I	06	4,100
GRANTOR: CAUDILL VERNA L F/K/A						
GRANTEE: COOK GORDON						
0689/0879	10/01/1993	WD	Q	I		16,500
GRANTOR: RICHARDS ROBERT O						
GRANTEE: COOK GORDON & VERNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E32 USP=[YR=2019] S9 E20 N9 W20$ E28 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS