LOT 25
HOLLY POINT UNIT 3 UNR

ROGERS MOLLY MEAKIN
5915 CRABTREE LANE
CINCINNATI, OH 45243

2024

45-2N-28-525C-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

94469 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE	11/07/2007	RK	LGL DATE	04/24/2024 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	87,000
SOH/AGL Deduction	18,800
ASSESSED VALUE	68,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,200
TOTAL JUST VALUE	87,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20022	DEMOLITION	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2543/0593	2/28/2022	WD	Q	V	05	138,500
GRANTOR: THOMAS CHRISTIAN G &						
GRANTEE: ROGERS MOLLY MEAKIN						
1498/0854	5/10/2007	PR	U	I	07	100
GRANTOR: COATES TERRIE ANN P/R						
GRANTEE: THOMAS G CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS