LOT 33
IN OR 327/26 & OR 401 PG 776
HOLLY POINT UNIT 3 UNR

BEAZLEY DANIEL H
94118 CHRISTOPHER LANE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525C-0033-0000

BUILDING CHARACTERISTICS

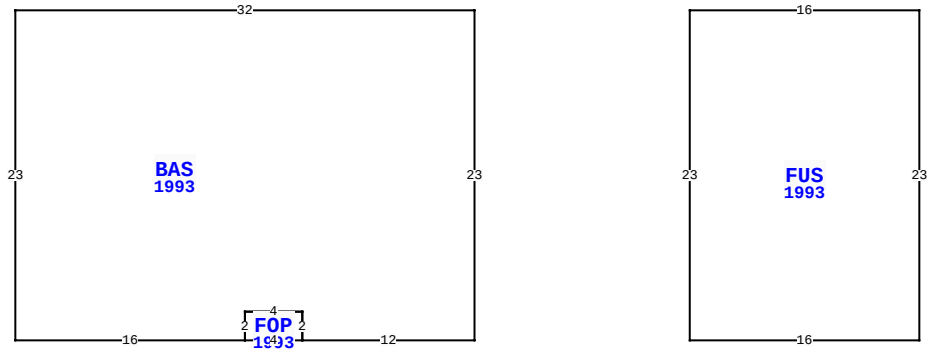
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	728	100	728	67,719
FOP	8	30	2	186
FUS	368	100	368	34,232
TOTALS	1,104		1,098	102,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,098	115.5400	109.76	120,516	1973	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1981 Heated Area: 1096 HX Base Yr 1981



94118 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 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		102,137
TOTAL MARKET OB/XF VALUE		34,272
TOTAL LAND VALUE - MARKET		63,200
TOTAL MARKET VALUE		199,609
SOH/AGL Deduction		131,279
ASSESSED VALUE		68,330
TOTAL EXEMPTION VALUE	HX HB SL	68,330
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		199,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1755	CHNGE SRVC	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0327/0026	12/01/1980	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						
0327/0023	12/01/1980	WD	Q	I		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S23 E16 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E12 N23$ PTR= E15 FUS=[YR=1993] E16 S23 W16 N23$ W15$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1985	1985	3	20	1,536	
2	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	1995	1995	3	23	1,035	
3	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2015	2015	3	95	926	
4	0351	CARPORT MT	0	100	26	18	468.00	SF	10.00	10.00	100	2016	2016	3	74	3,463	
5	0820	WOOD WALK	0	100	75	2	160.00	SF	11.75	11.75	100	2016	2016	3	58	1,090	
6	0300	BOAT DCK W	0	100	380	2	760.00	SF	40.00	40.00	100	2016	2016	3	81	24,624	
7	1242	WD DECK A	0	100	12	12	144.00	SF	15.00	15.00	100	2016	2016	3	74	1,598	

LAND DESCRIPTION

TOTAL OB/XF 34,272

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	000116	C	SFR MARSH	100		RM	0.00	0.00	0.42	AC		1.00	1.00	1.00	150,000.00	150,000.00	63,000							
2	009630	C	SWAMP	100		RM	0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							

REVIEW DATE 04/23/2020 BY KWA Total Acres: 0.82 Total Land Value: 63,200 Market: 0 Agricultural: 0 Common: 63,200 PRINTED 08/06/2024 BY SYS