LOTS 44 & 45
PT OR 780/1528
HOLLY POINT UNIT 3 UNR

LOVELL CHESTER R
4001 SAN JOSE BLVD
JACKSONVILLE, FL 32207

2024

45-2N-28-525C-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,430
TOTAL MARKET VALUE	153,430
SOH/AGL Deduction	73,570
ASSESSED VALUE	79,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,860
TOTAL JUST VALUE	153,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0780/1528	12/30/1996	QC	U	V	01	100
GRANTOR: LOVELL EARNIE M						
GRANTEE: LOVELL CHESTER R						
0412/0640	2/01/1984	WD	U	V		3,000
GRANTOR:						
GRANTEE:						

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

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	000116	C	SFR MARSH	0		RM	0.00	0.00	1.02	AC		1.00	1.00	1.00	150,000.00	150,000.00	153,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.86	AC		1.00	1.00	1.00	500.00	500.00	430							

REVIEW DATE 05/25/2023 BY MLU Total Acres: 1.88 Total Land Value: 153,430 Market: 0 Agricultural: 0 Common: 153,430 PRINTED 08/06/2024 BY SYS