LOT 16
IN OR 2084/696
HOLLY POINT UNIT 4 UNR

HARRELSON MATTHEW D & LAUREN
94225 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

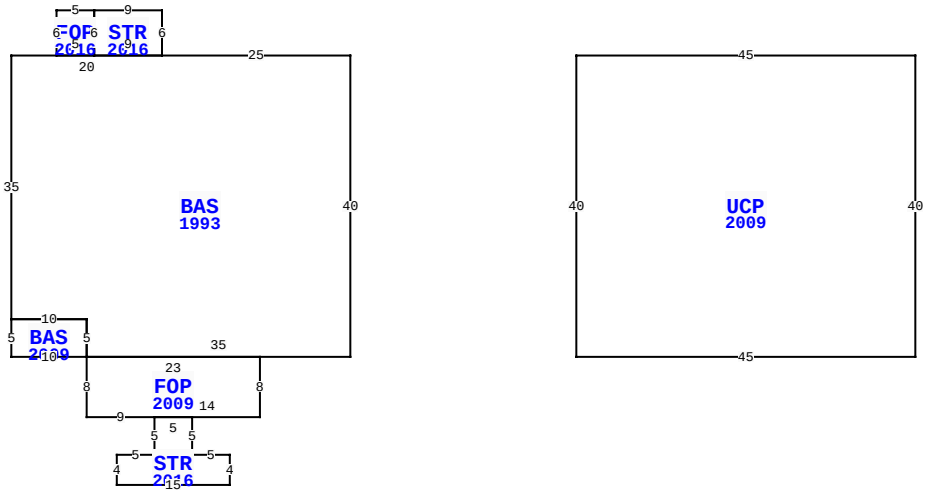
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	139,408
BAS	50	100	50	3,983
FOP	184	30	55	4,381
FOP	30	30	9	717
STR	54	10	5	398
STR	85	10	8	637
UCP	1,800	20	360	28,678
TOTALS	3,953		2,237	178,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	106.8200	101.48	227,011	1965	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



94225 PALM CIR, 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		178,204
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,500
TOTAL MARKET VALUE		224,704
SOH/AGL Deduction		57,873
ASSESSED VALUE		166,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,831
TOTAL JUST VALUE		224,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4559	HOUSEMVING	6,000	12/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0696	11/18/2016	WD	Q	I	05	137,500
GRANTOR: MAXWELL RANDY SMITH &						
GRANTEE: HARRELSON MATTHEW D						
0563/1133	2/23/1989	WD	Q	I		32,500
GRANTOR: RIMES W A SR						
GRANTEE: MAXWELL RANDY & C J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 STR=[YR=2016] N6 W9 FOP=[YR=2016] W5 S6 E5 N6$ S6 E9$ W20 S35 BAS=[YR=2009] S5 E10 FOP=[YR=2009] S8 E9 STR=[YR=2016] S5 W5 S4 E15 N4 W5 N5 W5$ E14 N8 W23 $ N5 W10$ E10 S5 E35 N40$ PTR= E30 UCP=[YR=2009] E45 S40 W45 N40 $ W30 $.

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	100	0005	RM	0.00	0.00	0.31	AC		1.00	1.00	1.00	150,000.00	150,000.00	46,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.31 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/06/2024 BY SYS