LOTS 17 & 18
IN OR 2016/9
HOLLY POINT UNIT 4 UNR

PEGG R KEVIN
94245 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0018-0000

BUILDING CHARACTERISTICS

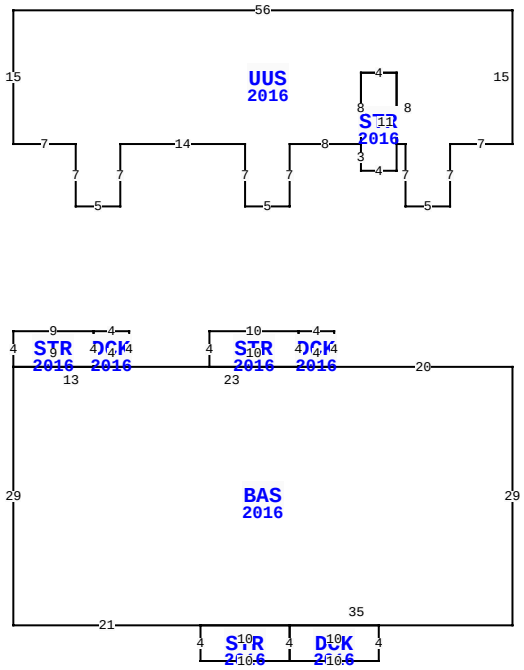
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,624	100	1,624	146,801
DCK	16	10	2	180
DCK	16	10	2	180
DCK	40	10	4	362
STR	36	10	4	362
STR	40	10	4	362
STR	40	10	4	362
STR	44	10	4	362
UUS	913	50	456	41,220
TOTALS	2,769		2,104	190,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,104	116.4828	93.19	196,072	2016	2016	0	0	0	3.00	97.00

1 SFR MODULR – 0% - 2024 Heated Area: 1624 HX Base Yr



94245 PALM CIR, 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	206,221
TOTAL MARKET OB/XF VALUE	2,399
TOTAL LAND VALUE - MARKET	162,185
TOTAL MARKET VALUE	370,805
SOH/AGL Deduction	0
ASSESSED VALUE	370,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,805
TOTAL JUST VALUE	370,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0009	11/12/2015	WD	U	I	16	61,600

GRANTOR: SAUNDERS MARY STARNES

GRANTEE: PEGG R KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 DCK=[YR=2016] N4 W4 STR=[YR=2016] W10 S4 E10 N4$ S4 E4$ W23 DCK=[YR=2016] N4 W4 STR=[YR=2016] W9S4 E9 N4$ S4 E4$ W13 S29 E21 STR=[YR=2016] S4 E10 DCK=[YR=2016] E10 N4 W10 S4$ N4 W10$ E35 N29$ PTR= N40 UUS=[YR=2016] W56 S15 E7 S7 E5 N7 E14 S7 E5 N7 E8 STR=[YR=2016] S3 E4 N11 W4 S8$ N8 E4 S8 E1 S7 E5 N7 E7 N15$ S40$.

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	0810	CONCRETE A	0	0	50	10	500.00	SF	6.50	6.50	100	1991	1991	3	62	2,015	
2	1243	WD DECK F	0	0	10	24	240.00	SF	8.00	8.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,399

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	1.08	AC		1.00	1.00	1.00	150,000.00	150,000.00	162,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.37	AC		1.00	1.00	1.00	500.00	500.00	185							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.45 Total Land Value: 162,185 Market: 0 Agricultural: 0 Common: 162,185 PRINTED 08/06/2024 BY SYS

LOTS 17 & 18
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HOLLY POINT UNIT 4 UNR

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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS

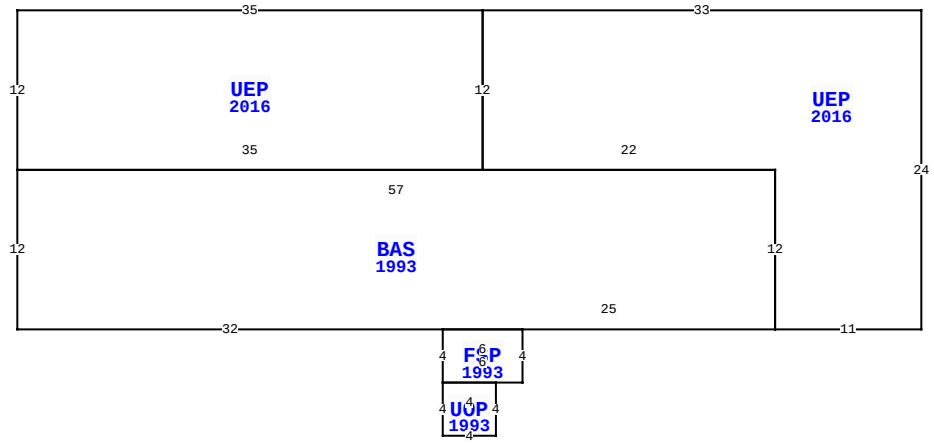
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	684	100	684	8,027
FSP	24	60	14	164
UEP	420	70	294	3,450
UEP	528	70	370	4,342
UOP	16	25	4	47
TOTALS	1,672		1,366	16,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,366	55.8800	39.12	53,438	1971	1971	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2024 Heated Area: 684 HX Base Yr



94245 PALM CIR, FERNANDINA BEACH

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SAUNDERS MARY STARNES

GRANTEE: PEGG R KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2016] W33 UEP=[YR=2016] W35 S12 BAS=[YR=1993] S12 E32 FSP=[YR=1993] S4 UOP=[YR=1993] S4 E4 N4 W4$ E6N4 W6$ E25 N12 W57$ E35 N12$ S12 E22 S12 E11 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.45 Total Land Value: 162,185 Market: 0 Agricultural: 0 Common: 162,185 PRINTED 08/06/2024 BY SYS