LOT 45 2001 KING DWMH
IN OR 2420/200
HOLLY POINT UNIT 4 UNR

AUSTIN THOMAS E & JUDITH A
94280 PALM CIR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0045-0000

BUILDING CHARACTERISTICS

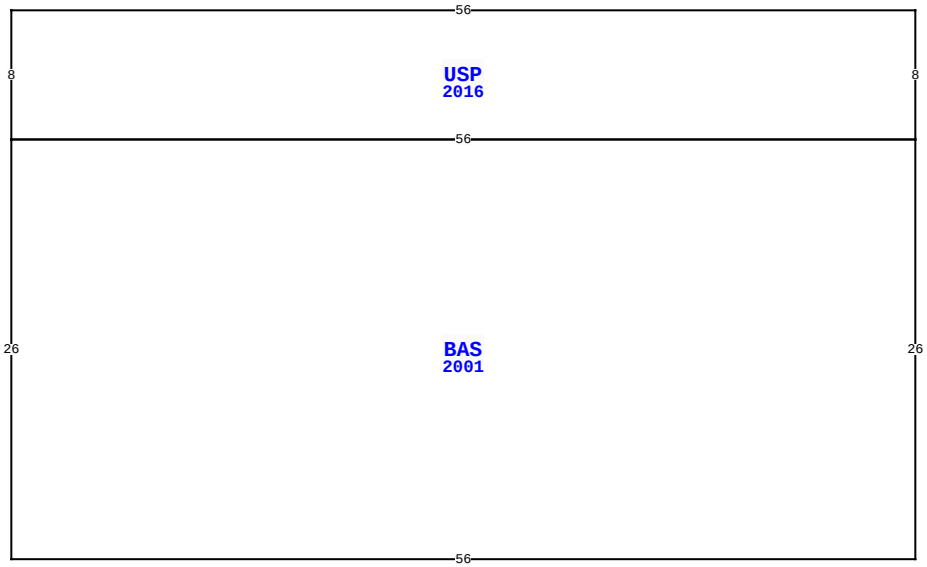
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	93,332
USP	448	50	224	14,358
TOTALS	1,904		1,680	107,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	147.3600	110.52	185,674	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 1456 HX Base Yr 2021



94280 PALM CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 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		107,691
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		71,250
TOTAL MARKET VALUE		181,916
SOH/AGL Deduction		64,675
ASSESSED VALUE		117,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,241
TOTAL JUST VALUE		181,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013461	MH MOVE-ON	0	04/01/2001
99-2850	MH MOVE-ON	0	10/01/1999
7599	MH MOVE-ON	18,628	12/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0200	12/22/2020	WD	Q	I	02	135,000
GRANTOR: EBY KATHY J						
GRANTEE: AUSTIN THOMAS E & J						
2090/0447	12/19/2016	WD	Q	I	01	80,000
GRANTOR: GREGORY JASON D						
GRANTEE: EBY KATHY J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] N8 W56 S8 E56 $ BAS=[YR=2001] W56 S26 E56 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.95	75,000.00	71,250.00	71,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 08/06/2024 BY SYS