LOT 46
IN OR 2361/678
HOLLY POINT UNIT 4 UNR

BRYSON JONATHON W
94326 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0046-0000

BUILDING CHARACTERISTICS

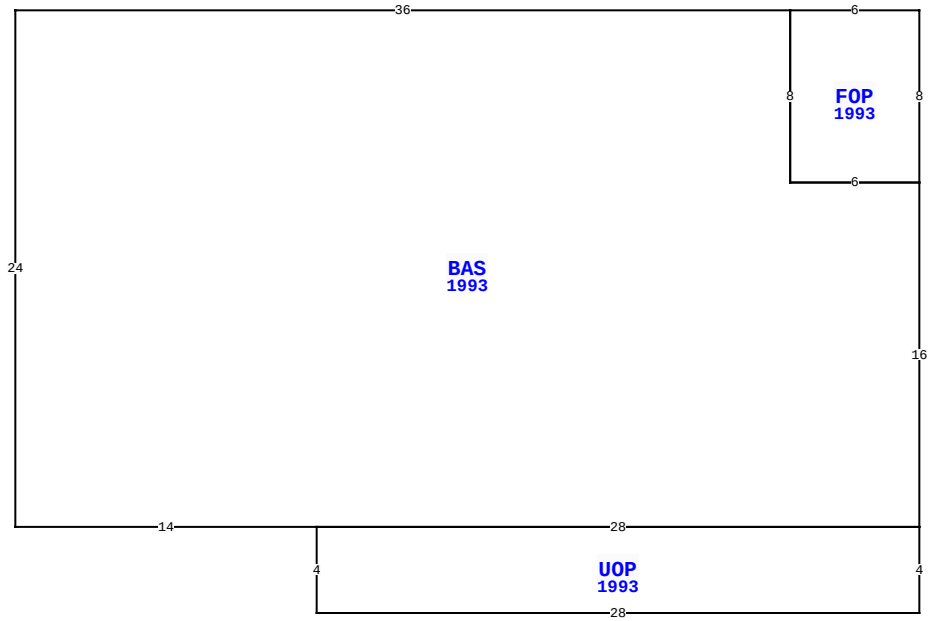
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	960	100	960	96,330
FOP	48	30	14	1,405
UOP	112	20	22	2,208
TOTALS	1,120		996	99,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	124.6320	118.40	117,926	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



94326 DUCK LAKE DR, 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	99,942
TOTAL MARKET OB/XF VALUE	1,029
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	175,971
SOH/AGL Deduction	52,250
ASSESSED VALUE	123,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,721
TOTAL JUST VALUE	175,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003672	REPAIR/RRF	1,500	05/01/2020
3325	H/AC	2,800	03/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0678	5/13/2020	WD	Q	I	01	100,000
GRANTOR: FIRST COAST INC						
GRANTEE: BRYSON JONATHON W						
1861/1065	6/12/2013	QC	U	I	11	100
GRANTOR: MONEYHAN ROBERT & DEB						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] W36 S24 E14 UOP=[YR=1993] S4 E28 N4 W28 $ E28 N16 W6 N8 $ S8 E6 N8 $.

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	0	16	16	256.00	SF	20.10	20.10	100	1991	1991	3	20	1,029	

LAND DESCRIPTION

TOTAL OB/XF 1,029

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	000100	C	SFR	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS