

LOT 2
IN OR 2710/924
HOLLY POINT UNIT 5 UNR

FWLER SEAN BRYCE
4048 SW 8TH ST
PLANTATION, FL 33317

2024

45-2N-28-525E-0002-0000



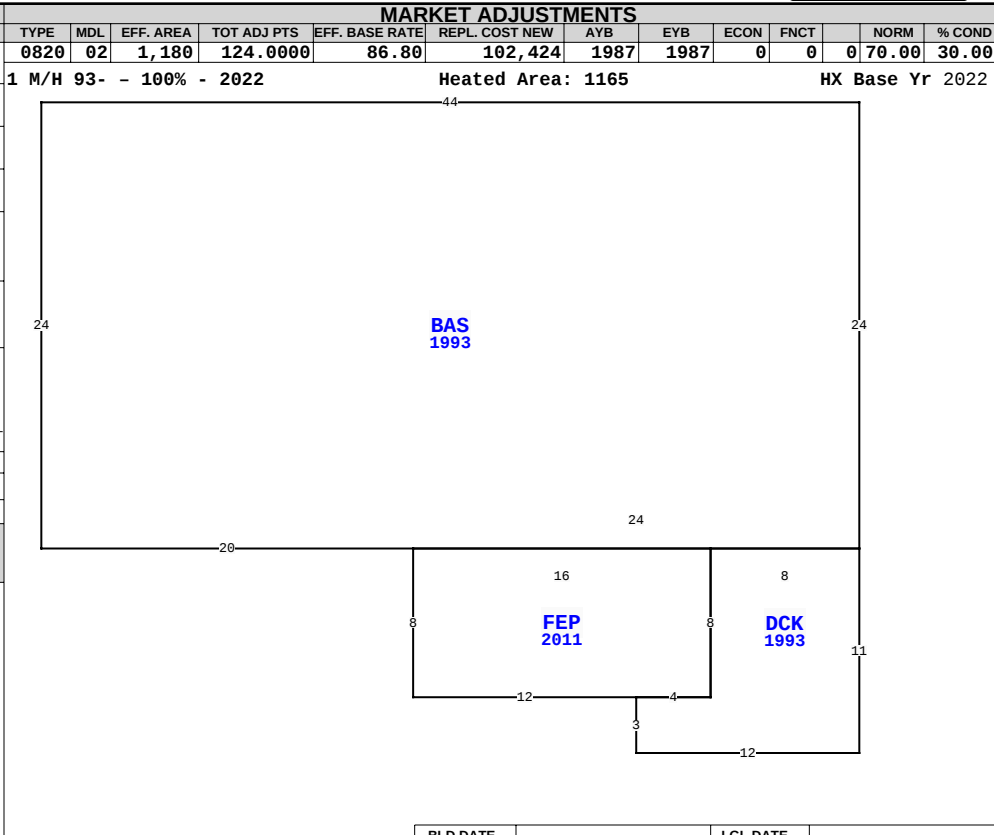
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	1,056	100	1,056	27,498
DCK	100	15	15	391
FEP	128	85	109	2,838
TOTALS	1,284		1,180	30,727

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	26	16	416.00	SF	35.00	35.00	100	1998
3	0350	CARPORT WD	0 100	20	14	280.00	SF	13.00	13.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT	



94225 DUCK LAKE DR, FERNANDINA BEACH				BLD DATE						LGL DATE		04/24/2024		MLU	
				XF DATE						LAND DATE					
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
416.00	SF	35.00	35.00	100	1998	1998	3	26	3,786						
280.00	SF	13.00	13.00	100	1998	1998	3	20	728						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				30,727	
TOTAL MARKET OB/XF VALUE				4,514	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				110,241	
SOH/AGL Deduction				44,630	
ASSESSED VALUE				65,611	
TOTAL EXEMPTION VALUE		HX HB		40,611	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				110,241	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				92,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/924	5/06/2024	WD	Q	I	01	109,000	
GRANTOR: LUCAS JUDITH ROBIN							
GRANTEE: FOWLER SEAN BRYCE							
2331/1104	1/08/2020	WD	Q	I	01	65,000	
GRANTOR: MOUNTAIN WEST IRA FBO							
GRANTEE: LUCAS JUDITH ROBIN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 S24 E20 FEP=[YR=2011] S8 E12 DCK=[YR=1993] S3 E12 N11 W8 S8 W4\$ E4 N8W16\$ E24 N24\$.											