

LOT 8
IN OR 532 PG 711
HOLLY POINT UNIT 5 UNR

R359449

SMITH GEORGE D EST
C/O GEORGE D SMITH JR, 94001 SAGE COURT
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525E-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

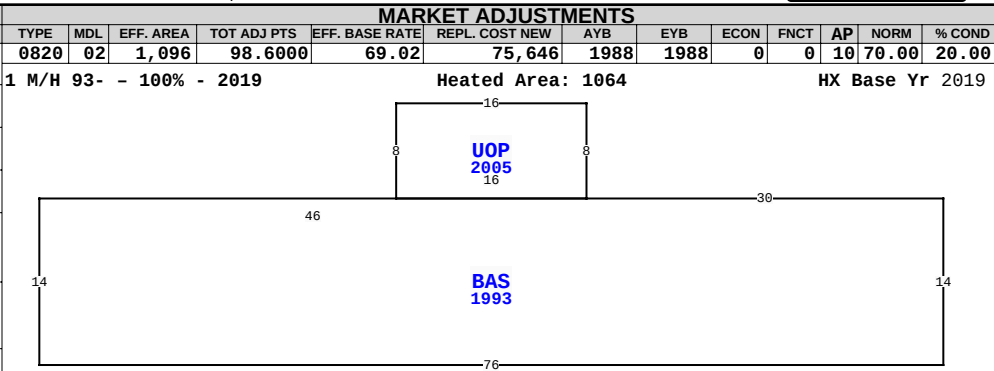
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	14,687
UOP	128	25	32	442
TOTALS	1,192		1,096	15,129

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
1	0751	UOP	0 100	8	16	128.00	SF	10.00	10.00	100	1988	1988	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000116	C	SFR MARSH	100		RM	0.00	0.00	0.75	AC		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA



94001 SAGE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
256														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		15,129	
TOTAL MARKET OB/XF VALUE		256	
TOTAL LAND VALUE - MARKET		112,500	
TOTAL MARKET VALUE		127,885	
SOH/AGL Deduction		57,455	
ASSESSED VALUE		70,430	
TOTAL EXEMPTION VALUE		45,430	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		127,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7389	MH MOVE-ON	14,000	07/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0532/0711	12/07/1987	FS	U	V		100	
GRANTOR: SMITH GEORGE & DIANE							
GRANTEE: SMITH GEORGE D							
0321/0090	9/01/1980	WD	Q	V		3,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=2005] N8W16S8E16 \$ W46 S14 E76 N14\$.

Total Acres: 0.75 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS