IN OR 1847/60
ESMT IN OR 298 PG 412

HOLTON LIVING TRUST/HOLTON VIRGINIA C TRUSTEE
861338 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

50-3N-28-0000-0041-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96107 DOLPHIN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	330,000
SOH/AGL Deduction	28,834
ASSESSED VALUE	301,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,166
TOTAL JUST VALUE	330,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0060	10/15/2012	WD	U	V	11	100
GRANTOR: HOLTON LARRY NOBLE &						
GRANTEE: HOLTON LARRY N & VI						
0256/0169	1/01/1978	WD	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000130	C	SFR WATER	0		RSF-1	110.00	480.00	110.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	330,000							

REVIEW DATE 04/22/2024 BY MLU Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 08/06/2024 BY SYS