LOT 42
FIVE POINTS 2 PB 3/35

MASON DUNCAN & SHAN V L/E/
PO BOX 15011
FERNANDINA BEACH, FL 32035-3101

2025

00-00-30-024B-0042-0000

BUILDING CHARACTERISTICS

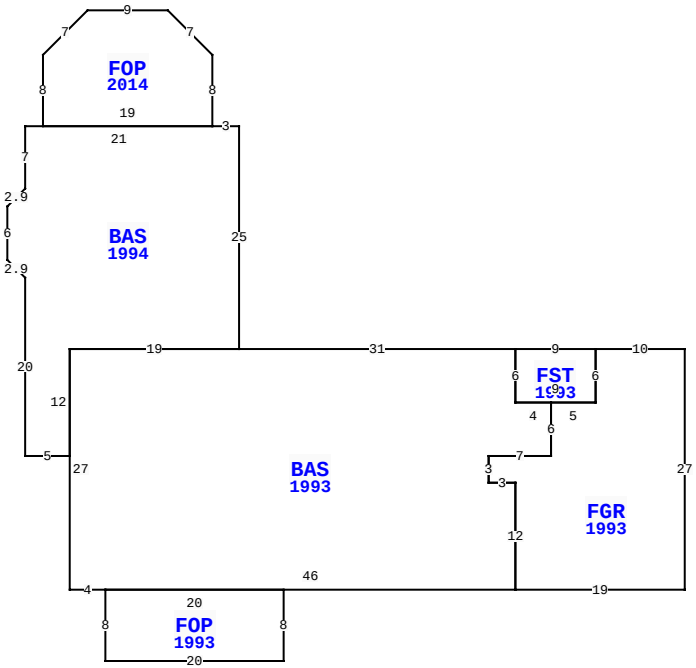
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1993	1,365	123,885
BAS	676	100	1994	676	61,352
FGR	444	55	1993	244	22,145
FOP	160	30	1993	48	4,356
FOP	222	30	2014	67	6,081
FST	54	55	1993	30	2,723
TOTALS	2,921			2,430	220,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	105.8400	105.84	257,191	1985	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1986 Heated Area: 2041 HX Base Yr 1986



1477 HOLLY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		220,541
TOTAL MARKET OB/XF VALUE		36,091
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		436,632
SOH/AGL Deduction		258,529
ASSESSED VALUE		178,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,381
TOTAL JUST VALUE		436,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24233	ADDITION	23,196	12/01/2010
0435	ADDITION	23,100	08/01/1993
7664	GARAGE	9,162	11/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2782/735	4/14/2025	LE	U	I	11	100
GRANTOR: MASON DUNCAN C & SHAN						
GRANTEE: WILLIAMS LAUREN						
0431/0110	8/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FST=[YR=1993] W9 BAS=[YR=1993] W31
BAS=[YR=1994] N25 W3 FOP=[YR=2014] N8 U5 L5 W9 D5 L5 S8
E19$ W21 S7 D2 L2 S6 R2 D2 S20 E5 N12 E19 $ W19 S27 E4
FOP=[YR=1993] S8 E20 N8 W20 $E46 N12 W3 N3 E7 N6 W4 N6$ S6 E9
N6$ S6 W5 S6 W7 S3 E3 S12 E19 N27 $.

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	1985	1985	3	56	1,960	
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	1986	1986	3	47	2,160	
3	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	100	1994	1994	3	66	2,783	
4	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1994	1994	3	66	429	
5	0855	CONC PAVER	0	100	9	6	54.00	SF	7.00	7.00	100	2006	2006	3	86	325	
6	0855	CONC PAVER	0	100	0	0	786.00	SF	10.00	10.00	100	2006	2006	3	86	6,760	
7	0855	CONC PAVER	0	100	0	0	930.00	SF	7.00	7.00	100	2011	2011	3	91	5,924	
8	0510	GARAGE WD-	0	100	24	25	600.00	SF	43.75	43.75	100	2011	2011	3	60	15,750	

LAND DESCRIPTION

TOTAL OB/XF 36,091

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	RES	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS