LOT 43
FIVE POINTS NO 2 PB 3/35

GILDER FAMILY REVOCABLE TRUST/GILDER KENNETH JULIA
1467 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-024B-0043-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

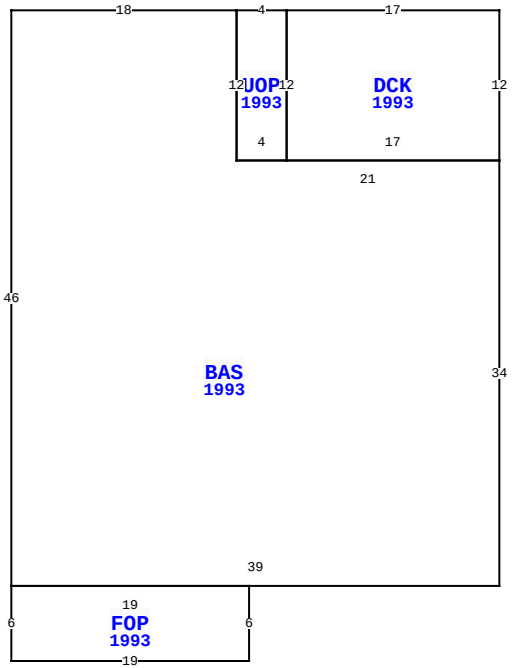
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,542 | 100 | 1993 | 1,542 | 137,252 |
| DCK | 204 | 10 | 1993 | 20 | 1,780 |
| FOP | 114 | 30 | 1993 | 34 | 3,026 |
| UOP | 48 | 20 | 1993 | 10 | 890 |
| TOTALS | 1,908 | | | 1,606 | 142,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,606 | 110.5680 | 110.57 | 177,575 | 1958 | 1975 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1542 HX Base Yr




1467 HOLLY DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 150,740 |
| TOTAL MARKET OB/XF VALUE | | 2,649 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 333,389 |
| SOH/AGL Deduction | | 251,769 |
| ASSESSED VALUE | | 81,620 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 25,898 |
| TOTAL JUST VALUE | | 333,389 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,327 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R002448 | REPAIR/RRF | 0 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2670/372 | 9/08/2023 | QC | U | I | 11 | 100 |

GRANTOR: GILDER KENNETH J
GRANTEE: GILDER FAMILY REVOC

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W17 UOP=[YR=1993] W4 BAS=[YR=1993] W18 S46 FOP=[YR=1993] S6 E19 N6 W19 $ E39 N34 W21 N12$ S12 E4 N12$ S12 E17 N12$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 243.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 379 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 420.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 655 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 480 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 24 | 19 | 456.00 | SF | 5.60 | 5.60 | 100 | 2000 | 2000 | 3 | 20 | 511 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 19.50 | 19.50 | 100 | 2000 | 2000 | 3 | 20 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,649

| 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

LOT 43
FIVE POINTS NO 2 PB 3/35

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**2025**

**00-00-30-024B-0043-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

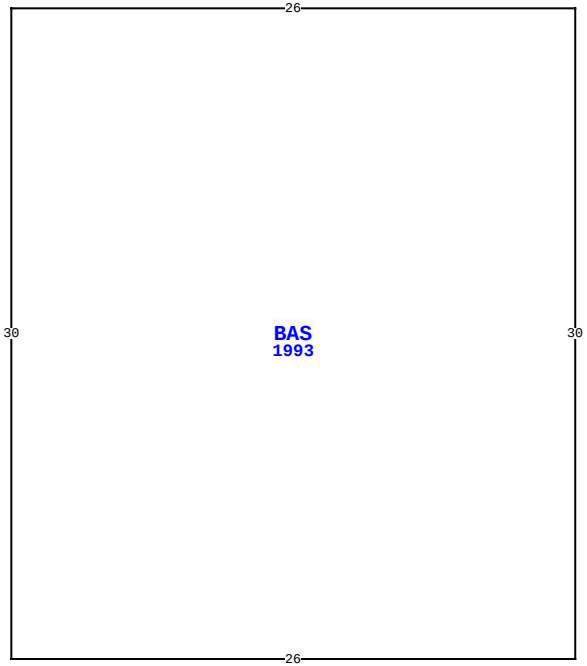
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 780 | 100 | 1993 | 780 | 7,792 |
| TOTALS | 780 | | | 780 | 7,792 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 780 | 54.0000 | 19.98 | 15,584 | 1979 | 1979 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 0 Heated Area: 780 HX Base Yr




1467 HOLLY DR, FERNANDINA BEACH

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
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|---|---|---|---|---|---|---|
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GRANTOR: GILDER KENNETH J
GRANTEE: GILDER FAMILY REVOC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S30 E26 N30$ .

## 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 | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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