LOT 45
FIVE POINTS #2 PB 3/35

SHAW JOYCE/MONTE GEORGE M ET AL
P O BOX 551
TONEY, AL 35773

2025

00-00-30-024B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

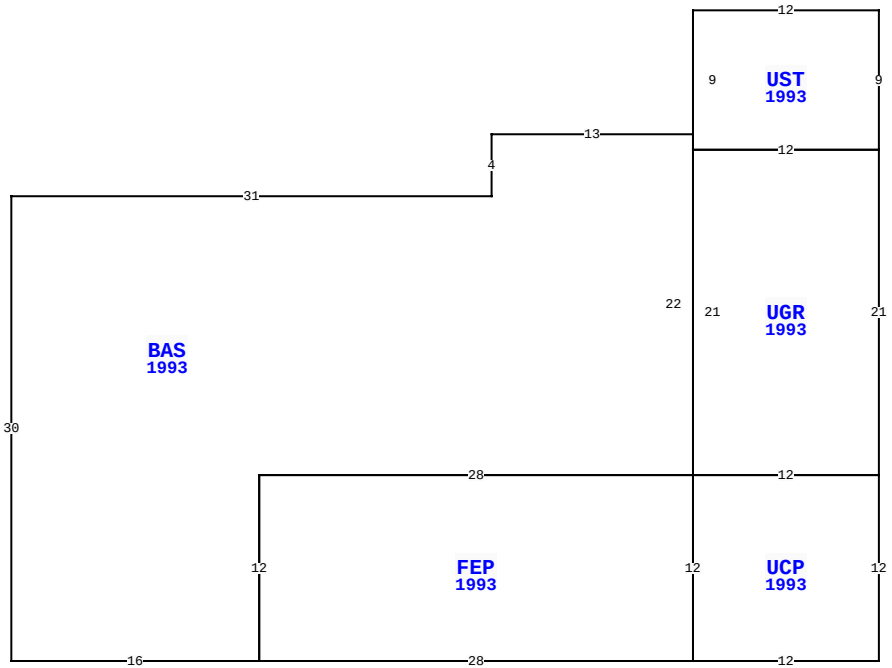
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1993	1,036	78,732
FEP	336	80	1993	269	20,443
UCP	144	20	1993	29	2,204
UGR	252	45	1993	113	8,587
UST	108	45	1993	49	3,724
TOTALS	1,876			1,496	113,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	104.6520	104.65	156,556	1958	1968	0	0	0	27.38	72.62

1 SINGLE FAM – 0% - 2023 Heated Area: 1036 HX Base Yr



1447 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	113,691
TOTAL MARKET OB/XF VALUE	697
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	294,388
SOH/AGL Deduction	22,052
ASSESSED VALUE	272,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,336
TOTAL JUST VALUE	294,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0697	CHNGE SRVC	750	01/01/1994
7039	REPAIR/RRF	4,000	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1756	2/28/2022	FJ	U	I	11	0
GRANTOR: MONTE SAM A EST						
GRANTEE: RHODES BRIDGET M &						
2535/1931	2/03/2022	FJ	U	I	11	100
GRANTOR: HENLEY VIRGINIA M EST						
GRANTEE: SHAW JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S4 W31 S30 E16 FEP=[YR=1993] E28
UCP=[YR=1993] E12 N12 UGR=[YR=1993] N21 UST=[YR=1993] N9 W12
S9 E12$ W12 S21 E12$ W12 S12$ N12 W28 S12$ N12 E28 N22$.

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	0	67	10	670.00	SF	5.20	5.20	100	1970	1970	3	20	697	

LAND DESCRIPTION

TOTAL OB/XF 697

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	0		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS