

LOTS 47 & 48
OR 622 PG 675
EX RW IN OR 97/631

DUNCAN WILLIAM PAUL & HENRIETTA
1417 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0047-0000



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

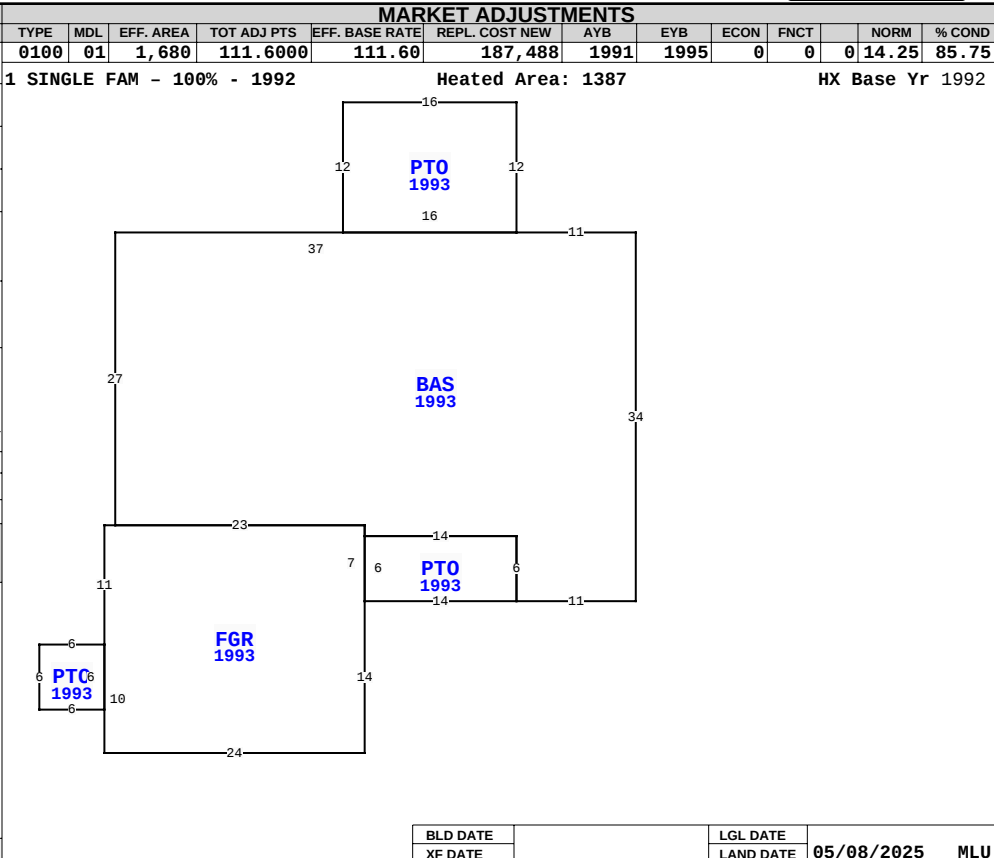
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1993	1,387	132,732
FGR	504	55	1993	277	26,508
PTO	36	5	1993	2	191
PTO	84	5	1993	4	382
PTO	192	5	1993	10	957
TOTALS	2,203			1,680	160,771

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3
2	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	100	1991	1991	3
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1991	1991	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RM	100.00	137.00	100.00	FF		1.00	1.00	1.00
2	000100	C	RES	100		RM	56.00	147.00	56.00	FF		1.00	1.00	0.50

REVIEW DATE 04/29/2020 BY DJA



TOTAL OB/XF														
5,607														

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Total Acres: 0.00 Total Land Value: 230,400 Market: 0 Agricultural: 0 Common: 230,400

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					160,771				
TOTAL MARKET OB/XF VALUE					5,607				
TOTAL LAND VALUE - MARKET					230,400				
TOTAL MARKET VALUE					396,778				
SOH/AGL Deduction					255,279				
ASSESSED VALUE					141,499				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					90,777				
TOTAL JUST VALUE					396,778				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					364,236				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3753	NEW CONSTR	0	04/29/1991
6469	NEW CONSTR	49,560	05/16/1990

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0622/0675		3/26/1991	WD	U	V	09	13,000		
GRANTOR: CRISHER JAMES & G G									
GRANTEE: DUNCAN WM & HENRIET									
0568/1348		5/03/1989	WD	U	V	09	7,000		
GRANTOR: DAVIS PAULA M ET AL									
GRANTEE: CRISHER JAMES N									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16\$ W37 S27									
FGR=[YR=1993] W1 S11 PTO=[YR=1993] W6 S6 E6 N6\$ S10 E24 N14									
PTO=[YR=1993] E14 N6 W14 S6\$ N7 W23\$ E23 S1 E14 S6 E11 N34\$.									