LOT 49 (EX W30 FT OF 49) &
W'LY 21.97 FT OF LOT 50
IN OR 2129/211

FOURNIER JOHN & KAMIE
1410 HOLLY DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

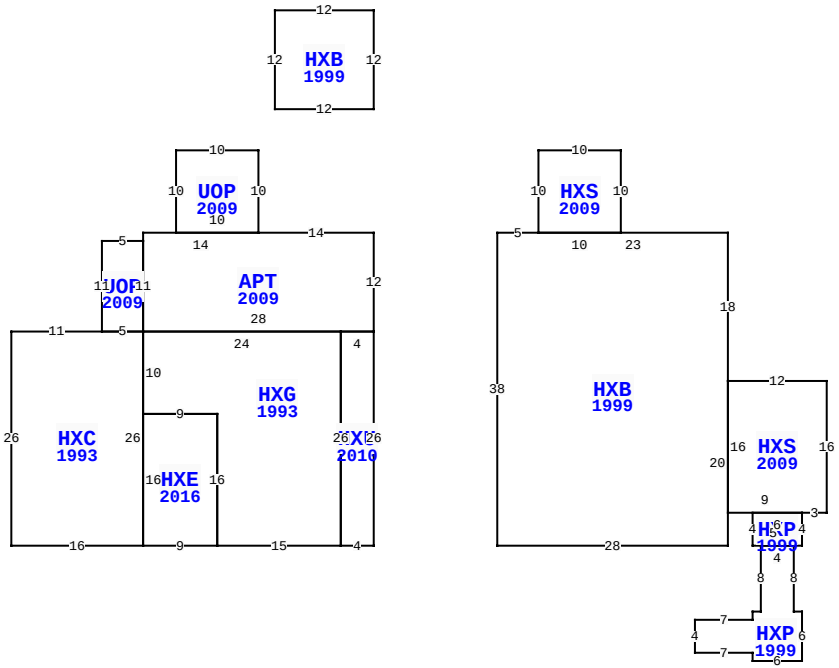
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	336	100	2009	336	43,666
HXB	144	100	1999	144	18,714
HXB	1,064	100	1999	1,064	138,275
HXC	416	25	1993	104	13,516
HXE	144	80	2016	115	14,945
HXG	480	55	1993	264	34,309
HXP	24	30	1999	7	910
HXP	96	30	1999	29	3,769
HXS	100	40	2009	40	5,198
HXS	192	40	2009	77	10,007
TOTALS	3,255			2,268	294,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	110.6175	146.02	331,173	1999	2001	0	0	0	11.00	89.00

2 SNGL FAM – 100% - 2018 Heated Area: 1659 HX Base Yr 2018



** This building has 13 Sub-Areas

1410 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		294,744
TOTAL MARKET OB/XF VALUE		9,363
TOTAL LAND VALUE - MARKET		140,346
TOTAL MARKET VALUE		444,453
SOH/AGL Deduction		189,510
ASSESSED VALUE		254,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,221
TOTAL JUST VALUE		444,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805643	ADDITION	54,912	12/01/1998
0632	ADDITION	2,400	11/01/1993
00151	GARAGE	11,208	05/18/1993
4357	N/A	3,000	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0211	6/22/2017	WD	U	I	39	268,000
GRANTOR: SANCHEZ ARTHUR M JR &						
GRANTEE: FOURNIER JOHN & KAM						
0739/0048	9/13/1995	WD	Q	I		63,000
GRANTOR: BENNER JOSEPH P SR &						
GRANTEE: SANCHEZ ARTHUR M JR						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,516.00	SF	6.50	6.50	100	1993	1993	3	64	6,307	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2001	2001	3	79	3,056	

BUILDING DIMENSIONS

HXB=[YR=1999;ORIG=15,0] E5 E23 S18 S20 W28 N38 $
HXG=[YR=1993;ORIG=-19,38] E15 N26 W24 S10 E9 S16 $
HXC=[YR=1993;ORIG=-33,12] W11 S26 E16 N26 W5 $
APT=[YR=2009;ORIG=0,0] W14 W14 S1 S11 E28 N12 $
HXS=[YR=2009;ORIG=43,18] E12 S16 W3 W9 N16 $
HXE=[YR=2016;ORIG=-28,38] E9 N16 W9 S16 $
HXB=[YR=1999;ORIG=0,-15] N12 W12 S12 E12 $
HXU=[YR=2010;ORIG=-4,38] E4 N26 W4 S26 $
UOP=[YR=2009;ORIG=-14,0] N10 W10 S10 E10 $
HXS=[YR=2009;ORIG=20,0] N10 E10 S10 W10 $
HXP=[YR=1999;ORIG=51,38] S8 E1 S6 W6 N1 W7 N4 E7 N1 E1 N8 E4 $

LAND DESCRIPTION

TOTAL OB/XF 9,363

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	77.00	147.00	77.97	FF		1.00	1.00	1.00	1,800.00	1,800.00	140,346							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 140,346 Market: 0 Agricultural: 0 Common: 140,346 PRINTED 07/30/2025 BY SYS