

E'LY 78.03 FT OF LOT 50
IN OR 2416/944
FIVE POINTS 2 PB 3/35

MADELINE KELLY TRUST/KELLY MADELINE TRUSTEE
95028 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0050-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																		
Exterior Wall	25	MOD METAL 100		0820	02	1,068	118.3200	94.66	101,097	1986	2010	0	0	0	36.00	64.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 0% - 0													Heated Area: 840					HX Base Yr												
Roof Cover	01	MINIMUM 100															VALUATION BY					STANDARD												
Interior Wall	04	PLYWOOD 100															Tax Group: 8					Tax Dist:												
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE					64,702												
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE					752												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET					140,454												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE					205,908												
Bedrooms	3	100															SOH/AGL Deduction					43,922												
Bathrooms	2	100															ASSESSED VALUE					161,986												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE					0												
Stories	0	0 100															BASE TAXABLE VALUE					161,986												
Units	0	0 100		TOTAL JUST VALUE					205,908																									
Quality																	05		Quality Level 05															
DOR CODE																	0200		MOBILE HOME															
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	840	100	1993	840	50,889																													
USP	180	50	1993	90	5,452																													
USP	276	50	1993	138	8,360																													
TOTALS																	1,296				1,068		64,702											
EXTRA FEATURES																	1428 HOLLY DR, FERNANDINA BEACH																	
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																	
1	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50	6.50	100	1993	1993	3	64	366																		
2	0810	CONCRETE A	0	0	9	10	90.00	SF	6.50	6.50	100	1994	1994	3	66	386																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	78.00	137.00	78.03	FF		1.00	1.00	1.00	1,800.00	1,800.00	140,454																	
REVIEW DATE 03/18/2020 BY DJ																		Total Acres: 0.00		Total Land Value: 140,454		Market: 0		Agricultural: 0		Common: 140,454		PRINTED 07/30/2025 BY SYS						