LOT 52
IN OR 1568/1596
FIVE POINTS #2 PB 3/35

GILDER YVONNE M
PO BOX 4
YULEE, FL 32041-0004

2025

00-00-30-024B-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

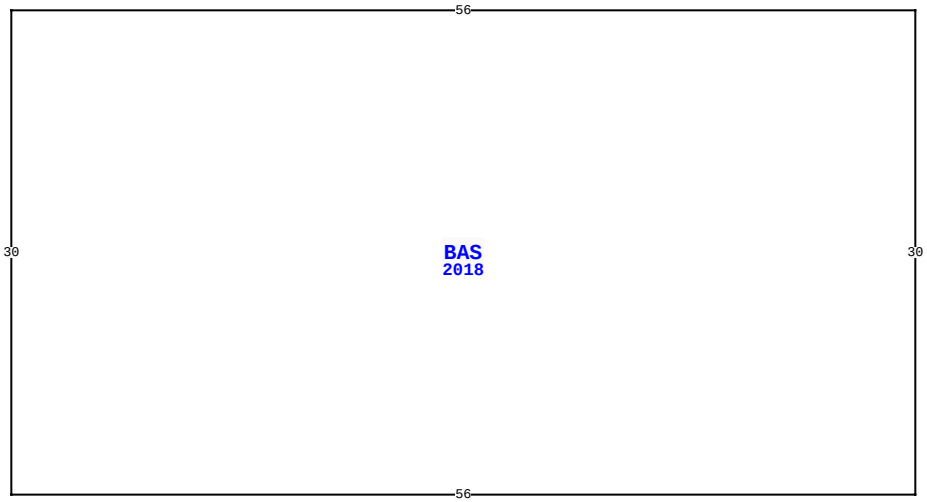
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,680	100	2018	1,680	86,431
TOTALS	1,680			1,680	86,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0800	02	1,680	114.2000	97.07	163,078	2012	2012	0	0	15	32.00	53.00

1 M/H 94+ – 100% - 2009 Heated Area: 1680 HX Base Yr 2009



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		86,431
TOTAL MARKET OB/XF VALUE		1,344
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		267,775
SOH/AGL Deduction		153,460
ASSESSED VALUE		114,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,593
TOTAL JUST VALUE		267,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH182531	MH MOVE-ON	0	03/09/2018
B1800689	DEMOLITION	0	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/1596	5/29/2008	WD	Q	I		65,000
GRANTOR: HALL RODNEY G & JACQU						
GRANTEE: GILDER YVONNE E						
1560/0799	4/09/2008	QC	Q	I	01	55,200
GRANTOR: HALL JOHNNY & DOLORES						
GRANTEE: HALL RODNEY G & JAC						

BLD DATE	07/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1448 HOLLY DR, FERNANDINA BEACH

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	0351	CARPORT MT	0	100	30	20	600.00	SF	8.50	8.50	100	2000	2000	3	20	1,020	
2	0940	SHEDS/PORT	0	100	9	6	54.00	SF	30.00	30.00	100	1984	1984	3	20	324	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,344

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 08/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS