

HOLMES ELDOLPHUS JR & LISA S (H&W)/HOLMES AYDEN D  
286 CROSS CREEK DR  
MIDWAY, GA 31320

# 2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

CB STUCCO 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,724

100

1993

1,724

148,247

FOP

18

30

1993

5

430

UGR

360

45

1993

162

13,931

TOTALS

2,102

1,891

162,608

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

% COND

OB/XF MKT VALUE

NOTES

1

0810

CONCRETE A

0 0

9 28

252.00

SF

6.50

6.50

100

1940

1940

3

20

328

2

0810

CONCRETE A

0 0

5 5

25.00

SF

6.50

6.50

100

1940

1940

3

20

33

3

0810

CONCRETE A

0 0

4 7

28.00

SF

6.50

6.50

100

1980

1980

3

30

55

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

R-2

100.00

100.00

100.00

FF

1.00

1.00

1.00

2,700.00

2,700.00

270,000

2

000100

C

RES

0

R-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

2,700.00

2,700.00

135,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

405,000

Market:

0

Agricultural:

0

Common:

405,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,891

106.8200

106.82

201,997

1940

1985

0

0

0

19.50

80.50

1 SINGLE FAM - 0% - 0

Heated Area: 1724

HX Base Yr

24

15

13

16

29

46

30

12

3

3

42

UGR

1993

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

1025 ELM ST, FERNANDINA BEACH

NAASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

162,608

TOTAL MARKET OB/XF VALUE

416

TOTAL LAND VALUE - MARKET

405,000

TOTAL MARKET VALUE

568,024

SOH/AGL Deduction

252,678

ASSESSED VALUE

315,346

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

315,346

TOTAL JUST VALUE

568,024

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

485,858

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20121887

RE-ROOF

8,000

09/11/2012

10539

RE-ROOF HALF HOUS

3,610

06/13/1997

1529

H/AC

0

10/10/1991

3193

CHNGE SRVC

0

10/10/1991

0459

H/AC

0

06/21/1985

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2692/1012

1/31/2024

WD U

I

11

100

GRANTOR: HOLMES ELDOLPHUS JR

GRANTEE: HOLMES ELDOLPHUS JR

0624/1094

4/25/1991

WD U

V

18

100

GRANTOR: HOLMES VERNITA J

GRANTEE: HOLMES ELDOLPHUS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S16 W13 UGR=[YR=1993] W15 S24 E12

FOP=[YR=1993] S6 E3 N6 W3 \$ E3 N24 \$ S30 E42 N46 \$ .