LOTS 3 & 4 R359573
IN OR 521/25 & 31
HOLLY POINT NORTH UNR

FLEMING LYNWOOD M & DANA LYNN
96506 BLACKROCK ROAD
YULEE, FL 32097

2025

36-2N-27-525N-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85378 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	247,700
TOTAL MARKET VALUE	259,700
SOH/AGL Deduction	104,872
ASSESSED VALUE	154,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,828
TOTAL JUST VALUE	259,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0521/0031	6/25/1987	FS	U	V		100
GRANTOR:						
GRANTEE:						
0521/0025	6/25/1987	MS	U	V		24,000
GRANTOR: TILIAKOS NICK						
GRANTEE: FLEMING LYNWOOD M						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000116	C	RES MARSH	0		OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	150,000.00	150,000.00	247,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 2.05 Total Land Value: 247,700 Market: 0 Agricultural: 0 Common: 247,700 PRINTED 07/30/2025 BY SYS