

BLOCK 4 LOT 14
IN OR 1440/1001
HOLLY POINT NOR

HAMPTON TIMOTHY J
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL

2025

36-2N-27-525P-0004-0140

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	VALUATION SUMMARY																			
Exterior Wall		25	MOD METAL 90		0820	02	821	94.3000	75.44	61,936	1983	1983	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0 Heated Area: 752 HX Base Yr UCP 1993 BAS 1995 FEP 1993 UOP 1993													Tax Group: 4										Tax Dist:									
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE										18,581									
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE										2,502									
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET										100,000									
Interior Floo		08	SHT VINYL 10															TOTAL MARKET VALUE										121,083									
Air Condition		99	N/A 100															SOH/AGL Deduction										57,207									
Heating Type		01	NONE 100															ASSESSED VALUE										63,876									
Bedrooms		2	100															TOTAL EXEMPTION VALUE										0									
Bathrooms		1	100															BASE TAXABLE VALUE										63,876									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										121,083									
Stories		1.	1. 100		NCON VALUE										0																						
Units		0	100		INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Quality		03	Quality Level 03																																		
DOR CODE		0200	MOBILE HOME																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4004.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	630	100	1995	630	14,258																																
FEP	144	85	1993	122	2,761																																
UCP	315	20	1993	63	1,426																																
UOP	24	25	1993	6	136																																
TOTALS		1,113			821	18,581																															
EXTRA FEATURES		85366 LONNIE CREWS RD, 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	0681	POLE SHED	0	0	18	29	522.00	SF	15.00	15.00	100	1985	1985	3	20	1,566																					
2	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360																					
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576																					
LAND DESCRIPTION																		TOTAL OB/XF 2,502																			
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	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	100,000.00	100,000.00	100,000																				
REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																					