

TRACT 10
IN OR 2624/1064
HOLLY POINT UNIT 1 UNR

BRYSON JONATHAN W & CHARLENE P
1155 EAST COAST DRIVE
ATLANTIC BEACH, FL 32233

2025

45-2N-28-525A-0010-0000



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	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,000 TOTAL LAND VALUE - MARKET 360,000 TOTAL MARKET VALUE 366,000 SOH/AGL Deduction 62,400 ASSESSED VALUE 303,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 303,600 TOTAL JUST VALUE 366,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 276,000																							
																				PERMIT NUM 992706 DESCRIPTION MH MOVE-ON AMT 0 ISSUED 06/01/1999																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2624/1064</td> <td>3/06/2023</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>340,000</td> </tr> </tbody> </table> GRANTOR: MCGINTY COREE REVOCAB GRANTEE: BRYSON JONATHAN WOO 2501/1902 9/08/2021 WD U V 11 100 GRANTOR: MCGINTY COREE KIM GRANTEE: MCGINTY COREE REVOC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2624/1064	3/06/2023	WD Q	V	01		340,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2624/1064	3/06/2023	WD Q	V	01		340,000																																					
TOTALS EXTRA FEATURES 94280 WINTERBERRY AVE, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/09/2025 MLU																							
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	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																													
LAND DESCRIPTION										TOTAL OB/XF 6,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	90.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	360,000																										
REVIEW DATE 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS																																											