

TRACT 11
IN OR 2101/1877
HOLLY POINT UNIT 1 UNR

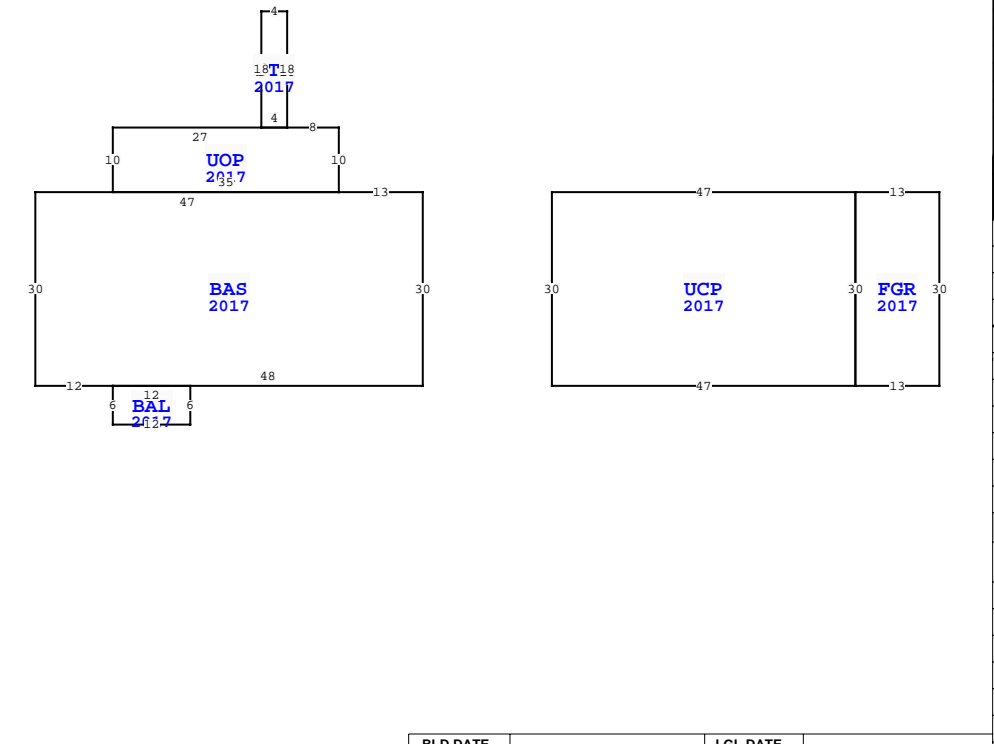
BOYETTE LEE B JR & PATSY L/E/
94266 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0011-0000

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,402	126.5000	107.52	258,263	2017	2017	0	0	15.00	85.00		



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
04	0200		4003.00		
MOBILE HOME					
MKT AREA 04					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2017	11	1,006
BAS	1,800	100	2017	1,800	164,506
FGR	390	55	2017	214	19,558
STR	72	10	2017	7	640
UCP	1,410	20	2017	282	25,773
UOP	350	25	2017	88	8,043
TOTALS	4,094			2,402	219,524

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			219,524
TOTAL MARKET OB/XF VALUE			10,229
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			589,753
SOH/AGL Deduction			346,292
ASSESSED VALUE			243,461
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			192,739
TOTAL JUST VALUE			589,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			485,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165794	MH MOVE-ON	0	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/1877	2/15/2017	LE U		I	11	100
GRANTOR: BOYETTE LEE B JR & PA						
GRANTEE: BOYETTE LEE B JR &						
2064/0173	8/05/2016	PR U		I	19	155,000
GRANTOR: ALLEN ALVAH L ESTATE						
GRANTEE: BOYETTE LEE BRAD JR						

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	100	0	0			471.00	SF	6.50	6.50	100	2017	2017	3	96	2,939	
2	0300	BOAT DCK W	0	100	18	10			180.00	SF	50.00	50.00	100	2017	2017	3	81	7,290	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/09/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
BAS=[YR=2017;ORIG=0,0] W13 W47 S30 E12 E48 N30 \$
UCP=[YR=2017;ORIG=20,0] E47 S30 W47 N30 \$
FGR=[YR=2017;ORIG=67,0] E13 S30 W13 N30 \$
UOP=[YR=2017;ORIG=-13,0] N10 W8 W27 S10 E35 \$
STR=[YR=2017;ORIG=-21,-10] N18 W4 S18 E4 \$
BAL=[YR=2017;ORIG=-48,30] S6 E12 N6 W12 \$
PTR=[ORIG=0,0] E20 W20 \$

LAND DESCRIPTION														TOTAL OB/XF										
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	000131	C	RES CREEK	100		RM	0.00	0.00	90.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	360,000							