

TRACT 15
IN OR 1685/1500
HOLLY POINT UNIT 1 UR

CKO REALTY INC
PO BOX 2184
YULEE, FL 32041-2184

2025

45-2N-28-525A-0015-0000



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 0 TOTAL LAND VALUE - MARKET 324,000 TOTAL MARKET VALUE 324,000 SOH/AGL Deduction 158,182 ASSESSED VALUE 165,818 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 165,818 TOTAL JUST VALUE 324,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 243,000																		
DOR CODE			0000 VACANT													PERMIT NUM DESCRIPTION AMT ISSUED																	
MAP NUM			MKT AREA																														
NEIGHBORHOOD/LOC			4003.00													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>1685/1500</td> <td>6/15/2010</td> <td>WD U</td> <td>I</td> <td>I</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: OVERCASH KENNETH W & GRANTEE: CKO REALTY INC 0730/1947 6/06/1995 WD U I 12 35,000 GRANTOR: AMERICAN NATIONAL BAN GRANTEE: OVERCASH KENNETH W				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1685/1500	6/15/2010	WD U	I	I	30	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
1685/1500	6/15/2010	WD U	I	I	30	100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	

94192 WINTERBERRY AVE, FERNANDINA BEACH, FL 32045
 BLD DATE: LGL DATE: 05/09/2025 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

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

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	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		RM	0.00	0.00	81.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	324,000							