

TRACT 21
IN OR 2705/1972
HOLLY POINT UNIT 1 UNR

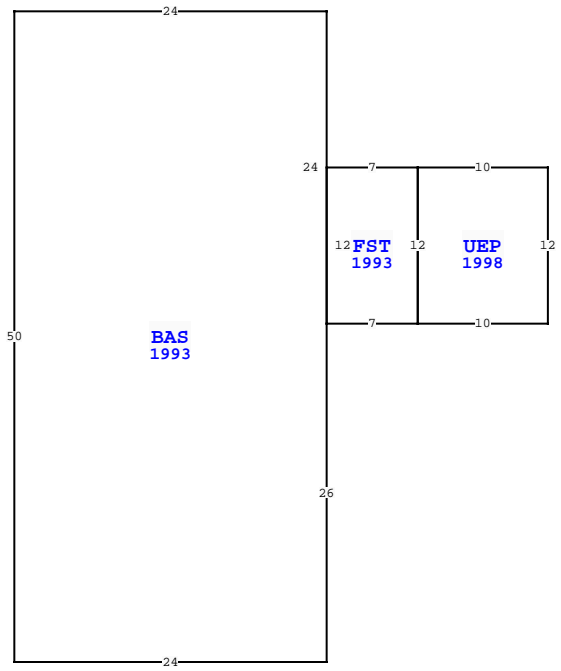
JOYNER JACK A
940051 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0021-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level	03
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1993
FST	84	65	1993
UEP	120	70	1998
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2025							
Heated Area: 1200						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			38,754
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			118,754
SOH/AGL Deduction			0
ASSESSED VALUE			118,754
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			68,032
TOTAL JUST VALUE			118,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984676	CHNGE SRVC	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1972	3/01/2024	QC	U	I	11	100
GRANTOR: CREWS DONNA R						
GRANTEE: JOYNER JACK A						
2654/730	7/11/2023	QC	U	I	11	100
GRANTOR: EDWARDS JOHNNIE W						
GRANTEE: JOYNER JACK A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=1993] W24 S50 E24 N26 FST=[YR=1993] E7 UEP=[YR=1998] E10 N12 W10 S12\$ N12 W7 S12\$ N24\$.

LAND DESCRIPTION												TOTAL OB/XF												0
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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

