

TRACT 25 R408080
 IN OR 2511/1877
 HOLLY POINT UNIT 1 UNR

KAUFFMAN ANDREW DEREK/SOUTHWICK SHEREE KAUFFMAN
 94169 MERLIN DRIVE
 FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0025-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
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	
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	924	100	2016
TOTALS	924		22,886

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	924	103.2000	82.56	76,285	1990	1990		0	0	70.00	30.00												
2 M/H 93- - 0% - 0			Heated Area: 924			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2016 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2025	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			22,886
TOTAL MARKET OB/XF VALUE			804
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			103,690
SOH/AGL Deduction			53,996
ASSESSED VALUE			49,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			49,694
TOTAL JUST VALUE			103,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1877	11/08/2021	FJ U		I	11	0
GRANTOR: KAUFFMAN TIMOTHY DALE						
GRANTEE: KAUFFMAN ANDREW DER						
2167/0661	8/25/2017	QC U		I	11	100
GRANTOR: CAMPBELL SHIRLEY L						
GRANTEE: KAUFFMAN TIMOTHY DA						

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	0940	SHEDS/PORT	0	0	10	20		200.00	SF	20.10			804	
94169 MERLIN DR, FERNANDINA BEACH														
TOTALS 924 924 22,886														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W66 S14 E66 N14\$.	

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	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							