

TRACT 26
IN OR 2785/589
HOLLY POINT UNIT 1 UNR

WILLIAMS ERIC CRAIG & ANDREA
94014 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

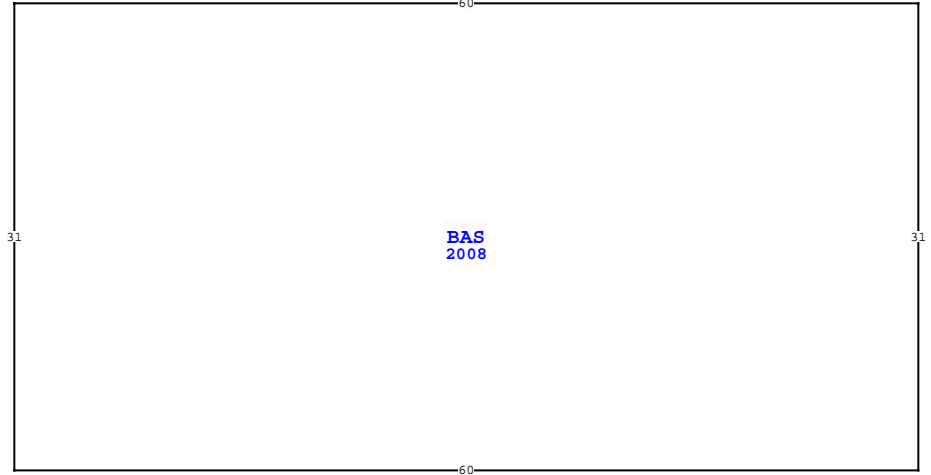
2025

45-2N-28-525A-0026-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2008
TOTALS	1,860		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	1,860	112.3500	95.50	177,630	1999	1999	0	0	58.00	42.00
1 M/H 94+ - 100% - 2009			Heated Area: 1860			HX Base Yr 2009					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			74,605
TOTAL MARKET OB/XF VALUE			2,093
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			156,698
SOH/AGL Deduction			91,488
ASSESSED VALUE			65,210
TOTAL EXEMPTION VALUE	HX HB WX		45,210
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			156,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530701	DECK	4,009	06/01/2015
992652	MH MOVE-ON	0	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/589	4/30/2025	WD	Q	I	01	172,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: WILLIAMS ERIC CRAIG						
2773/1064	3/10/2025	WD	U	I	37	125,000
GRANTOR: HAZEN CYNTHIA M						
GRANTEE: ALOHOMORA LLC						

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	1242	WD DECK A	0	100	19	10			10.00	100	2015	2015	3	65	1,235	
2	1242	WD DECK A	0	100	12	11			10.00	100	2015	2015	3	65	858	

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

BUILDING NOTES

BUILDING DIMENSIONS														
BAS=[YR=2008] W60 S31 E60 N31 \$.														

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							