

TRACT 42
IN OR 2798/292
HOLLY POINT UNIT 1 UNR

DAVIS JOSEPH S & ABBY JOHNSON
1177 MIZELL LOOP
FOLKSTON, GA 31537

2025

45-2N-28-525A-0042-0000



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 6,000 TOTAL LAND VALUE - MARKET 160,000 TOTAL MARKET VALUE 166,000 SOH/AGL Deduction 27,400 ASSESSED VALUE 138,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 138,600 TOTAL JUST VALUE 166,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 126,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				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>2798/292</td> <td>7/02/2025</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>246,600</td> </tr> <tr> <td colspan="7">GRANTOR: DANIEL HUNTER EDWARD</td> </tr> <tr> <td colspan="7">GRANTEE: DAVIS JOSEPH S & AB</td> </tr> <tr> <td>2768/91</td> <td>2/13/2025</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>225,000</td> </tr> <tr> <td colspan="7">GRANTOR: HURST WILLIAM P</td> </tr> <tr> <td colspan="7">GRANTEE: DANIEL HUNTER EDWAR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2798/292	7/02/2025	WD Q	Q	I	01	246,600	GRANTOR: DANIEL HUNTER EDWARD							GRANTEE: DAVIS JOSEPH S & AB							2768/91	2/13/2025	WD Q	Q	I	01	225,000	GRANTOR: HURST WILLIAM P							GRANTEE: DANIEL HUNTER EDWAR						
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TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/09/2025 MLU INC DATE AG DATE																																																										
EXTRA FEATURES																				94224 CHRISTOPHER LN, FERNANDINA BEACH																																																										
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	0937	WELL	0	0	0	0			6,000.00	6,000.00	100	2022	2022	3	100	6,000																																																														
LAND DESCRIPTION																				TOTAL OB/XF 6,000																																																										
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	000131	C	RES CREEK	0		RM	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000																																																													
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS																																																																														