

TRACT 46
IN OR 378 PG 202
HOLLY POINT UNIT 1 UNR

GOLTERMANN ANNAJADE & CARY L
4481 E COLORADO AVE
DENVER, CO 80222

2025

45-2N-28-525A-0046-0000



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 80,000 TOTAL MARKET VALUE 80,000 SOH/AGL Deduction 50,769 ASSESSED VALUE 29,231 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,231 TOTAL JUST VALUE 80,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000													
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM																														
NEIGHBORHOOD/LOC 4003.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						HOLLY POINT DR, 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														
																	BLD DATE				LGL DATE		05/08/2025		MLU					
																	XF DATE				LAND DATE									
																	INC DATE				AG DATE									
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	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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000													
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0378/0202	1/01/1983	QC	U	V		100
GRANTOR:						
GRANTEE:						
0264/0077	5/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS