

TRACT 3
 IN OR 2026/172
 HOLLY POINT UNIT 2 UNR

STANLEY BLAKE DEVOL
 612 GUM ST
 FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0003-0000



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 STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,000 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 92,000 SOH/AGL Deduction 46,692 ASSESSED VALUE 45,308 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 45,308 TOTAL JUST VALUE 92,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 87,000											
DOR CODE		0001 VAC W/XFOB								MAP NUM		MKT AREA								04											
NEIGHBORHOOD/LOC		4003.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2026/0172 1/27/2016 QC U I 11 100 GRANTOR: STANLEY SAMUEL ROSS S GRANTEE: STANLEY BLAKE DEVOL 0768/0233 8/12/1996 QC Q V 01 100 GRANTOR: STANLEY MARIAN H GRANTEE: STANLEY SAMUEL ROSS											
TOTALS										BLD DATE		DUCK LAKE DR, FERNANDINA BEACH								LGL DATE		05/08/2025 MLU									
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	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	1.00	0	0 3	1.00	6,000																		
2	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	1.00	0	0 3	1.00	6,000																		
																				BUILDING NOTES BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF										12,000											
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	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 09/08/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS																															