

TRACT 15
IN OR 2583/480
HOLLY POINT UNIT 2 UNR

PERRY DANIEL B
94186 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

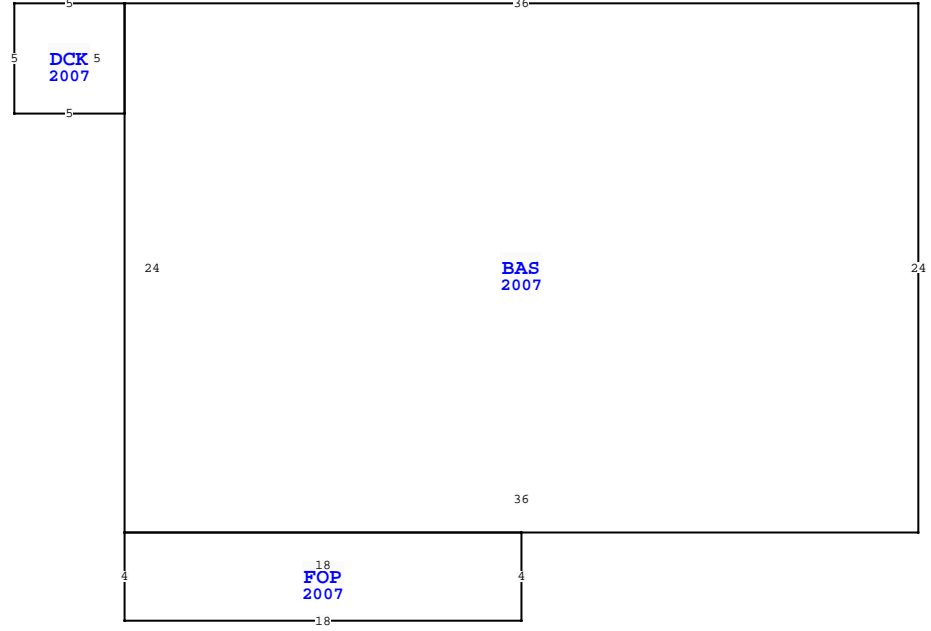
2025

45-2N-28-525B-0015-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
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	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	2007
DCK	25	10	2007
FOP	72	30	2007
TOTALS	961		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2002			Heated Area: 864			HX Base Yr 2002					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			95,290
TOTAL MARKET OB/XF VALUE			4,229
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			189,519
SOH/AGL Deduction			118,263
ASSESSED VALUE			71,256
TOTAL EXEMPTION VALUE	HX HB VX		51,256
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			189,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801039	REPAIR/RRF	7,787	02/01/2018
E19241	ELEC OTHER	0	05/01/2007
E0617506	ELEC OTHER	2,000	06/01/2006
P0611199	OTHER	0	06/01/2006
R0609411	REPAIR/RRF	900	06/01/2006
C17580	CO ISSUED	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0480	8/09/2022	QC	U	I	11	36,100
GRANTOR: PERRY HEATHER A						
GRANTEE: PERRY DANIEL B						
0972/0701	2/26/2001	WD	Q	I		28,500
GRANTOR: HOLT MARK H JR						
GRANTEE: PERRY DANIEL B & HE						

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	0350	CARPORT WD	0	100	9	14	126.00	SF	13.00	13.00	100	1987	1987	3	20	328	
2	0940	SHEDS/PORT	0	100	12	21	252.00	SF	30.00	30.00	100	1988	1988	3	20	1,512	
3	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2007	2007	3	87	2,389	
TOTALS															4,229		

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	000116	C	RES MARSH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							