

TRACT 17 R567717  
 IN OR 1780/944  
 HOLLY POINT UNIT 2 UNR

DAVIS MARK D  
 85217 JOHNSON LN  
 YULEE, FL 32097

**2025**

45-2N-28-525B-0017-0000

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |        |
|--------------------------|------------------|------------------|--------|
| ELEMENT                  | CD               |                  |        |
| Exterior Wall            | 05               | AVERAGE 100      |        |
| Roof Structur            | 03               | GABLE/HIP 100    |        |
| Roof Cover               | 01               | MINIMUM 100      |        |
| Interior Wall            | 04               | PLYWOOD 100      |        |
| Interior Floo            | 14               | CARPET 90        |        |
| Interior Floo            | 08               | SHT VINYL 10     |        |
| Air Condition            | 03               | CENTRAL 100      |        |
| Heating Type             | 04               | AIR DUCTED 100   |        |
| Bedrooms                 |                  | 2 100            |        |
| Bathrooms                |                  | 2 100            |        |
| Frame                    | 02               | WOOD FRAME 100   |        |
| Stories                  | 1.               | 1. 100           |        |
| Units                    |                  | 0 100            |        |
| Quality                  | 02               | Quality Level 02 |        |
| DOR CODE                 | 0200             | MOBILE HOME      |        |
| MAP NUM                  |                  | MKT AREA         | 04     |
| NEIGHBORHOOD/LOC         | 4003.00          |                  |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR   |
| BAS                      | 924              | 100              | 1993   |
| TOTALS                   | 924              |                  | 17,791 |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0820   | 02  | 924       | 80.2200     | 64.18          | 59,302         | 1991 | 1991 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 93- - 0% - 0 Heated Area: 924 HX Base Yr   |     |           |             |                |                |      |      |      |      |       |        |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 1993</span> </div> |     |           |             |                |                |      |      |      |      |       |        |
| <div style="display: flex; justify-content: space-between;"> <span>14</span> <span>66</span> <span>14</span> </div>  |     |           |             |                |                |      |      |      |      |       |        |
| <div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>LGL DATE</span> </div>  |     |           |             |                |                |      |      |      |      |       |        |
| <div style="display: flex; justify-content: space-between;"> <span>XF DATE</span> <span>LAND DATE</span> </div>  |     |           |             |                |                |      |      |      |      |       |        |
| <div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>AG DATE</span> </div>   |     |           |             |                |                |      |      |      |      |       |        |
| <div style="display: flex; justify-content: space-between;"> <span>94204 DUCK LAKE DR, FERNANDINA BEACH</span> <span>05/25/2023 MLU</span> </div>  |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 17,791   |
| TOTAL MARKET OB/XF VALUE  |           |             | 64       |
| TOTAL LAND VALUE - MARKET |           |             | 90,000   |
| TOTAL MARKET VALUE        |           |             | 107,855  |
| SOH/AGL Deduction         |           |             | 53,418   |
| ASSESSED VALUE            |           |             | 54,437   |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 54,437   |
| TOTAL JUST VALUE          |           |             | 107,855  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 72,629   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 8199       | XFOB        | 704 | 06/25/1992 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1780/0944                      | 2/10/2012 | QC        | U   | I   | 11     | 100        |
| GRANTOR: YULEE HOME CENTER LLC |           |           |     |     |        |            |
| GRANTEE: DAVIS MARK D          |           |           |     |     |        |            |
| 1238/0034                      | 6/15/2004 | WD        | Q   | I   |        | 25,000     |
| GRANTOR: BARBUS MICHAEL W      |           |           |     |     |        |            |
| GRANTEE: YULEE HOME CENTER L   |           |           |     |     |        |            |

| 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       | 0   | 4     | 8  |       | 32.00          | SF        | 10.00   | 10.00       | 100 | 1992   | 1992            | 3     | 20 | 64 |  |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS              |  |
|----------------------------------|--|
| BAS=[YR=1993] W66 S14 E66 N14\$. |  |

| 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            | 0   |     | RM       | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 90,000.00  | 90,000.00      | 90,000     |                             |      |         |      |     |    |        |