

TRACT 24
IN OR 2522/998
HOLLY POINT UNIT 2 UNR

BORG PHYLLIS A &/BUCHANAN JENNIFER E
2008 BRANDYWINE CT
FT WAYNE, IN 46845

2025

45-2N-28-525B-0024-0000



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 40,000 TOTAL MARKET VALUE 40,000 SOH/AGL Deduction 19,869 ASSESSED VALUE 20,131 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,131 TOTAL JUST VALUE 40,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 37,500																							
																				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>2522/0998</td> <td>11/19/2021</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BORG PHYLLIS A GRANTEE: BORG PHYLLIS A & JE 1673/1448 12/03/2009 WD U V 11 100 GRANTOR: BLANK JENNIFER E GRANTEE: BORG PHYLLIS A										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2522/0998	11/19/2021	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2522/0998	11/19/2021	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										DUCK LAKE DR, FERNANDINA BEACH BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2025 MLU																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
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	DPTH 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	0.50	80,000.00	40,000.00	40,000																										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS																																											