

TRACT 37
IN OR 1143/1485
HOLLY POINT UNIT 2 UNR

DAVIS GRADY L & SUSAN M
94035 MERLIN DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,144	100
DCK	210	10
FST	642	55
STR	182	10
UEP	260	60
UST	762	45
TOTALS	3,200	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	106.8200	106.82	217,379	1977	1980	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 2001											
Heated Area: 1144											
HX Base Yr 2001											
94035 MERLIN DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG 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
1	0680	POLE SHED	0 100	15	9	135.00	SF	10.00	10.00	100	1980
2	0510	GARAGE WD-	0 100	16	16	256.00	SF	35.00	35.00	100	1980
3	0681	POLE SHED	0 100	16	8	128.00	SF	15.00	15.00	100	2010
TOTAL OB/XF 3,137											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RM	0.00	0.00	1.00	LT	
TOTAL OB/XF 3,137											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			178,251
TOTAL MARKET OB/XF VALUE			3,137
TOTAL LAND VALUE - MARKET			76,000
TOTAL MARKET VALUE			257,388
SOH/AGL Deduction			136,145
ASSESSED VALUE			121,243
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			70,521
TOTAL JUST VALUE			257,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0380	REPAIR/RRF	1,000	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1143/1485	6/09/2003	QC	U	I	07	100	
GRANTOR: SLUDER RALPH & RUTH							
GRANTEE: DAVIS GRADY L & SU							
0939/0205	7/05/2000	QC	Q	I	06	30,000	
GRANTOR: SLUDER RALPH & RUTH							
GRANTEE: DAVIS GRADY & SUSAN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W26 S44 UEP=[YR=2017] S10 DCK=[YR=2017] S5 E18 S5 E12 N10 STR=[YR=1993] E3 N26 W7 S26 E4\$ W30\$ E26 N10 W26\$ E26 N44\$ PTR=E25 FST=[YR=2017] E26 S29 UST=[YR=2017] S25 W26 N33 E14 S8 E12 \$ W12 N8 W14 N21\$ W25 \$.											