

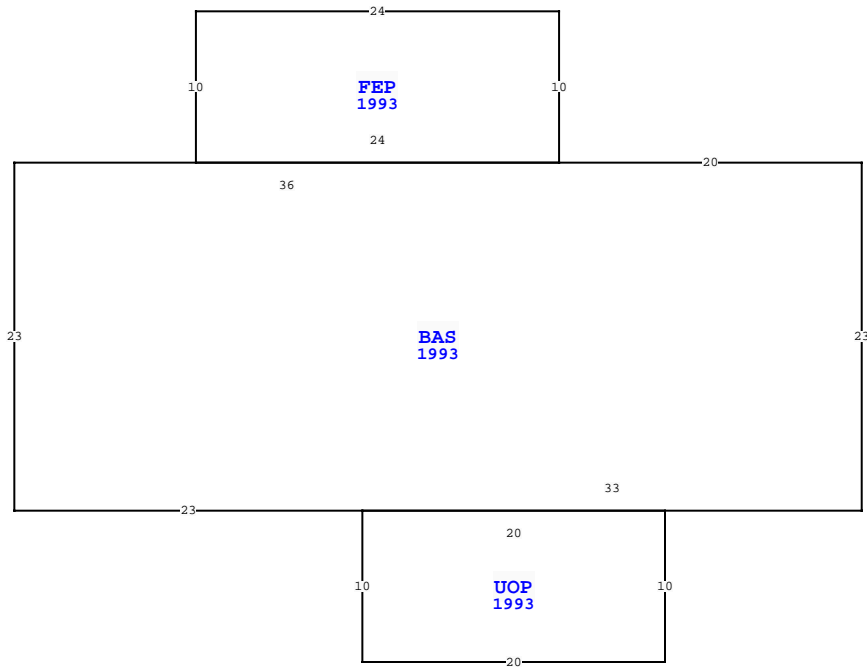
TRACT 44 IN OR 704/647
 R567993 & R567994
 HOLLY POINT UNIT 2 UNR

VOLPITTA MICHAEL J & PAMELA M
 94071 WINTERBERRY AVE
 FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0044-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 70	
Exterior Wall	05	AVERAGE 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	1993
FEP	240	85	1993
UOP	200	25	1993
TOTALS	1,728		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 1995							
Heated Area: 1492					HX Base Yr 1995						
											
BLD DATE		LGL DATE		05/08/2025	MLU						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			37,785
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			117,785
SOH/AGL Deduction			83,754
ASSESSED VALUE			34,031
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,031
TOTAL JUST VALUE			117,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4689	REPAIR/RRF	4,000	02/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0647	5/12/1994	WD Q	Q	I	01	100
GRANTOR: BRAKSYE ESTHERA F						
GRANTEE: VOLPITTA MICHAEL J						
0169/0632	1/01/1974	WD Q	Q	V		3,200
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

BUILDING NOTES											
BAS=[YR=1993] W20 FEP=[YR=1993] N10 W24 S10 E24\$ W36 S23 E23 UOP=[YR=1993] S10 E20 N10 W20\$ E33 N23\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 FEP=[YR=1993] N10 W24 S10 E24\$ W36 S23 E23 UOP=[YR=1993] S10 E20 N10 W20\$ E33 N23\$.											