TRACT 45
IN OR 2670/1047
HOLLY POINT UNIT 2 UNR

VOLPITTAS MICHAEL JOHN & PAMELA MICHELLE
94071 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0045-0000

BUILDING CHARACTERISTICS

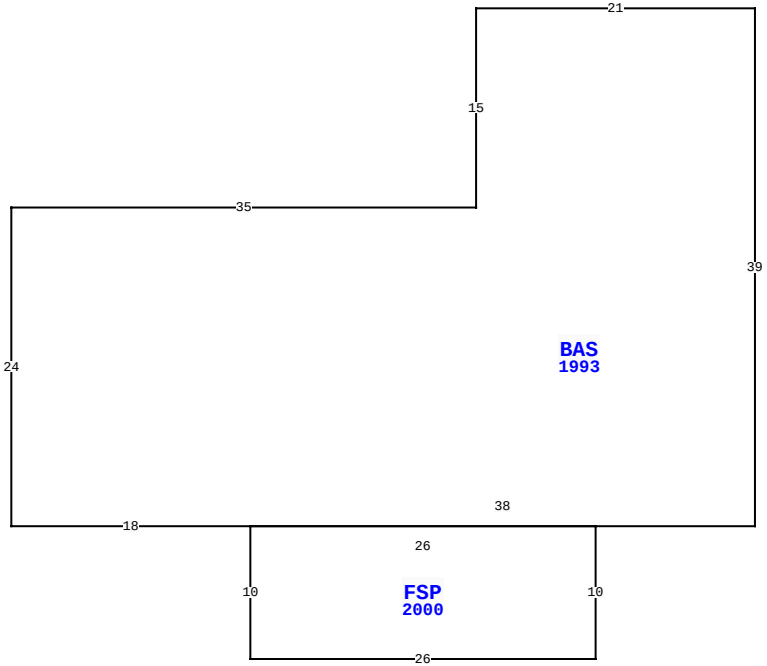
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	1993	1,659	49,880
FSP	260	60	2000	156	4,690
TOTALS	1,919			1,815	54,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,815	125.2800	100.22	181,899	1976	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1659 HX Base Yr



94047 WINTERBERRY AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	54,570
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	134,570
SOH/AGL Deduction	0
ASSESSED VALUE	134,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,570
TOTAL JUST VALUE	134,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006869	NEW CONSTR	700	05/01/2000
4785	ADDITION	10,592	03/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1047	9/21/2023	WD	U	I	16	44,000
GRANTOR: CLIFTON DONNA VOLPITT						
GRANTEE: VOLPITTAS MICHAEL J						
2597/1007	10/17/2022	FJ	U	I	11	0
GRANTOR: VOLPITTA SHIRLEY A ES						
GRANTEE: VOLPITTA MICHAEL JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S15 W35 S24 E18 FSP=[YR=2000] S10 E26 N10 W26 $ E38 N39 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS