

TRACT 4
IN OR 2772/949
HOLLY POINT UNIT 3 UNR

JONES KENNETH W
94050 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525C-0004-0000

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 STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 13,888 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 93,888 SOH/AGL Deduction 0 ASSESSED VALUE 93,888 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 93,888 TOTAL JUST VALUE 93,888 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 88,888											
DOR CODE		0700 MISC RESIDENTIAL																		PERMIT NUM		DESCRIPTION				AMT		ISSUED			
MAP NUM		04																		MH230016155		DOUBLE WIDE MOBIL				0		12/18/2023			
NEIGHBORHOOD/LOC		4003.00																		B230013489		DEMO MH				2,000		10/19/2023			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
94050 WINTERBERRY AVE, FERNANDINA BEACH																															
										BLD DATE												LGL DATE									
										XF DATE												LAND DATE		05/08/2025 MLU							
										INC DATE												AG DATE									
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	0940	SHEDS/PORT	0	0	16	16	256.00	SF	30.00	30.00	100	1986	1986	3	20	1,536															
2	0680	POLE SHED	0	0	11	16	176.00	SF	10.00	10.00	100	1994	1994	3	20	352															
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000															
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000															
TOTAL OB/XF																	13,888														
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	CONSVR							
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 02/16/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS																															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2772/949	3/07/2025	WD Q	Q	I	01	120,000			
GRANTOR: KNIGHT DAVID L JR									
GRANTEE: JONES KENNETH W									
2659/100	3/07/2023	QC U	U	I	11	100			
GRANTOR: NEASE DAVID J & KATHE									
GRANTEE: KNIGHT DAVID L JR									

BUILDING NOTES									

BUILDING DIMENSIONS									