LOT 33
IN OR 327/26 & OR 401 PG 776
HOLLY POINT UNIT 3 UNR

BEAZLEY DANIEL H
94118 CHRISTOPHER LANE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525C-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

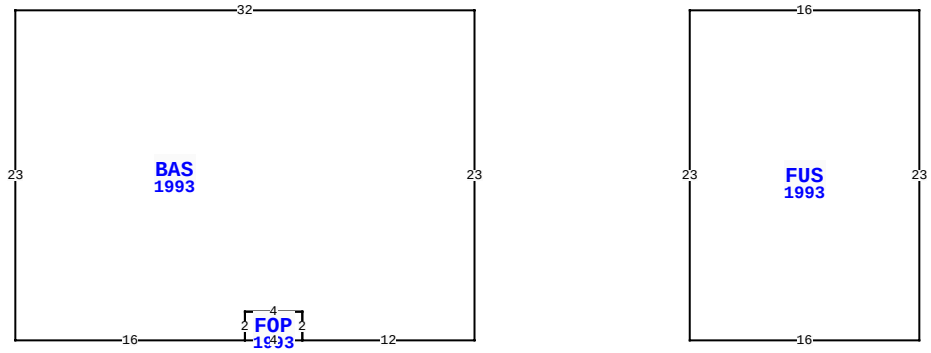
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	71,075
FOP	8	30	1993	2	195
FUS	368	100	1993	368	35,929
TOTALS	1,104			1,098	107,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,098	115.5400	115.54	126,863	1973	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 1981 Heated Area: 1096 HX Base Yr 1981



94118 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,199
TOTAL MARKET OB/XF VALUE		32,877
TOTAL LAND VALUE - MARKET		90,120
TOTAL MARKET VALUE		230,196
SOH/AGL Deduction		159,884
ASSESSED VALUE		70,312
TOTAL EXEMPTION VALUE	HX HB SL	70,312
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1755	CHNGE SRVC	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0327/0026	12/01/1980	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						
0327/0023	12/01/1980	WD	Q	I		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S23 E16 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E12 N23$ PTR= E15 FUS=[YR=1993] E16 S23 W16 N23$ W15$.

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
1	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1985	1985	3	20	1,536	
2	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	1995	1995	3	20	900	
3	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2015	2015	3	95	926	
4	0351	CARPORT MT	0	100	26	18	468.00	SF	10.00	10.00	100	2016	2016	3	70	3,276	
5	0820	WOOD WALK	0	100	75	2	160.00	SF	11.75	11.75	100	2016	2016	3	54	1,015	
6	0300	BOAT DCK W	0	100	380	2	760.00	SF	40.00	40.00	100	2016	2016	3	78	23,712	
7	1242	WD DECK A	0	100	12	12	144.00	SF	15.00	15.00	100	2016	2016	3	70	1,512	

LAND DESCRIPTION

TOTAL OB/XF 32,877

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	000116	C	RES MARSH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	009630	C	SWAMP	100		RM	0.00	0.00	0.24	AC		1.00	1.00	1.00	500.00	500.00	120							

REVIEW DATE 04/23/2020 BY KWA Total Acres: 0.82 Total Land Value: 90,120 Market: 0 Agricultural: 0 Common: 90,120 PRINTED 07/30/2025 BY SYS