LOT 35
IN OR 2720/243
HOLLY POINT UNIT 3 UNR

WILSON TREVOR A
96105 DOLPHIN WAY
YULEE, FL 32097

2025

45-2N-28-525C-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

94014 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	90,195
TOTAL MARKET VALUE	102,195
SOH/AGL Deduction	0
ASSESSED VALUE	102,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,195
TOTAL JUST VALUE	102,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7583	MH MOVE-ON	1,500	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2720/243	6/20/2024	WD	Q	I	01	85,000
GRANTOR: DAVIS JACKIE						
GRANTEE: WILSON TREVOR A						
2576/0762	7/07/2022	WD	Q	V	01	120,000
GRANTOR: BLACKWELL KAREN R & N						
GRANTEE: DAVIS JACKIE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		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	0		RM	0.00	0.00	0.39	AC		1.00	1.00	1.00	500.00	500.00	195							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.97 Total Land Value: 90,195 Market: 0 Agricultural: 0 Common: 90,195 PRINTED 07/30/2025 BY SYS