LOT 48
IN OR 2216/1748
HOLLY POINT #3 UNR

BRYSON JONATHAN W
1155 EAST COAST DR
ATLANTIC BEACH, FL 32233

2025

45-2N-28-525C-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

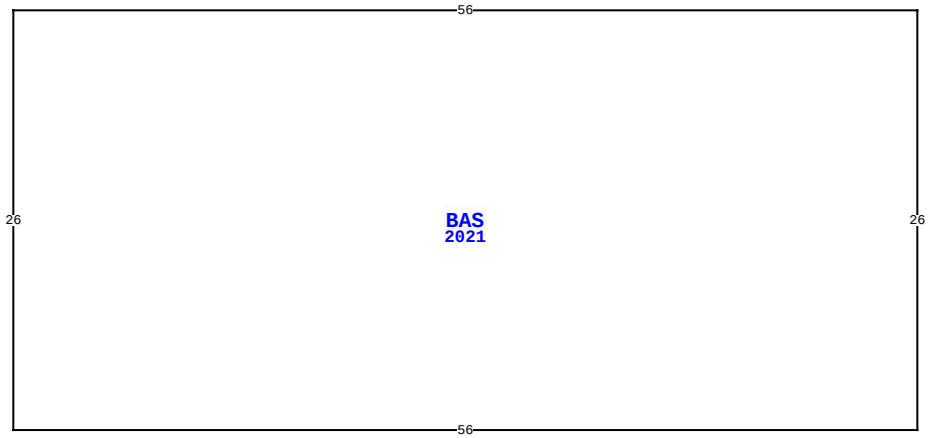
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2021	1,456	148,136
TOTALS	1,456			1,456	148,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.7000	109.40	159,286	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 0% - 0 Heated Area: 1456 HX Base Yr



94390 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,136
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,205
TOTAL MARKET VALUE	220,341
SOH/AGL Deduction	64,745
ASSESSED VALUE	155,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,596
TOTAL JUST VALUE	220,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH193720	CO ISSUED	0	10/09/2019
MH193720	MH MOVE-ON	0	04/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1748	8/03/2018	WD	Q	I	01	30,000
GRANTOR: RICHARDSON MICHAEL						
GRANTEE: BRYSON JONATHAN W						
1085/0055	10/04/2002	WD	U	I	18	8,500
GRANTOR: SWANSON CARL E JR L/E						
GRANTEE: RICHARDSON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S26 E56 N26$.

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	0.80	90,000.00	72,000.00	72,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205							

REVIEW DATE 02/09/2022 BY KWX Total Acres: 0.66 Total Land Value: 72,205 Market: 0 Agricultural: 0 Common: 72,205 PRINTED 07/30/2025 BY SYS