LOT 49
IN OR 900/6
HOLLY POINT UNIT 3 UNR

LOVELL CHESTER R
4001 SAN JOSE BLVD
JACKSONVILLE, FL 32207

2025

45-2N-28-525C-0049-0000

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

DUCK LAKE DR, 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	72,170
TOTAL MARKET VALUE	78,170
SOH/AGL Deduction	34,979
ASSESSED VALUE	43,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,191
TOTAL JUST VALUE	78,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0900/0006	9/21/1999	QC	Q	I	01	100
GRANTOR: LOVELL EARNIE M TRUST						
GRANTEE: LOVELL CHESTER R						
0780/1540	12/30/1996	QC	Q	I	01	100
GRANTOR: LOVELL EARNIE M						
GRANTEE: LOVELL EARNIE MAE T						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0.80	90,000.00	72,000.00	72,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.34	AC		1.00	1.00	1.00	500.00	500.00	170							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.69 Total Land Value: 72,170 Market: 0 Agricultural: 0 Common: 72,170 PRINTED 07/30/2025 BY SYS