

LOT 4  
IN OR 2351/979  
HOLLY POINT UNIT 4 UNR

LEAIRD ROBERT LAWRENCE/COOPER AMY KATHLEEN  
94059 PALM CIRCLE  
FERNANDINA BEACH, FL 32034

2025

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



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 90     |
| Interior Wall            | 04 | PLYWOOD 10     |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

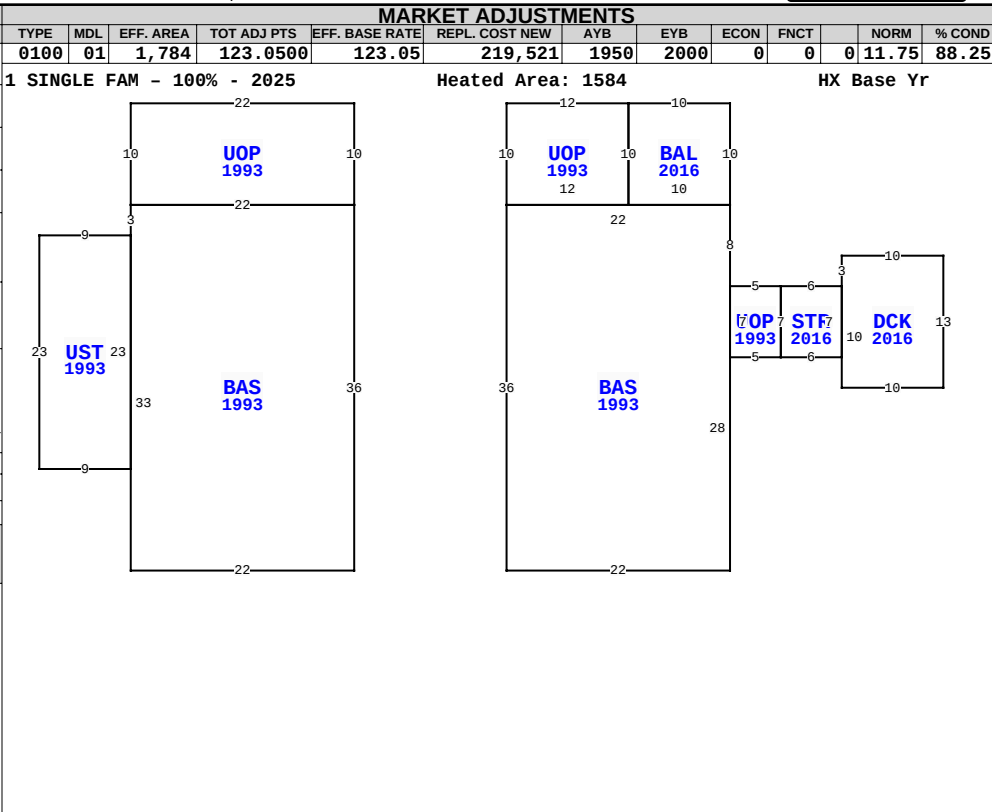
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4003.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 100              | 15          | 2016 | 15           | 1,629                |
| BAS       | 792              | 100         | 1993 | 792          | 86,005               |
| BAS       | 792              | 100         | 1993 | 792          | 86,005               |
| DCK       | 130              | 10          | 2016 | 13           | 1,412                |
| STR       | 42               | 10          | 2016 | 4            | 434                  |
| UOP       | 35               | 20          | 1993 | 7            | 760                  |
| UOP       | 120              | 20          | 1993 | 24           | 2,606                |
| UOP       | 220              | 20          | 1993 | 44           | 4,778                |
| UST       | 207              | 45          | 1993 | 93           | 10,099               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,438 |  |  | 1,784 | 193,727 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |       |                |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0   | 100 | 12  | 12 | 144.00   | SF | 20.10 | 20.10          |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0   | 0  | 1,360.00 | SF | 5.20  | 5.20           |
| 3              | 0300       | BOAT DCK W  | 0   | 100 | 808 | 4  | 3,232.00 | SF | 40.00 | 40.00          |
| 4              | 0311       | WD GANG WY  | 0   | 100 | 0   | 0  | 19.00    | SF | 45.00 | 45.00          |
| 5              | 0303       | FLT DOCK W  | 0   | 100 | 6   | 12 | 72.00    | SF | 26.00 | 26.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 000131   | C   | RES CREEK            | 100 |     | RM       | 0.00  | 0.00  | 1.00        | LT        |



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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|
| 40,687      |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |         |
|---------------------------|--|-----------|---------|
| PAGE 1 of 1               |  |           |         |
| VALUATION SUMMARY         |  |           |         |
| VALUATION BY              |  | STANDARD  |         |
| Tax Group: 4              |  | Tax Dist: |         |
| BUILDING MARKET VALUE     |  | 193,727   |         |
| TOTAL MARKET OB/XF VALUE  |  | 40,687    |         |
| TOTAL LAND VALUE - MARKET |  | 225,000   |         |
| TOTAL MARKET VALUE        |  | 459,414   |         |
| SOH/AGL Deduction         |  | 0         |         |
| ASSESSED VALUE            |  | 459,414   |         |
| TOTAL EXEMPTION VALUE     |  | 13        | 459,414 |
| BASE TAXABLE VALUE        |  | 0         |         |
| TOTAL JUST VALUE          |  | 459,414   |         |
| NCON VALUE                |  | 0         |         |
| INCOME VALUE              |  |           |         |
| PREVIOUS YEAR MKT VALUE   |  | 452,228   |         |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 2351/0979                      | 4/01/2020  | WD        | Q     | I     | 01     | 350,000    |  |
| GRANTOR: BATES SUSAN ELLEN & D |            |           |       |       |        |            |  |
| GRANTEE: LEAIRD ROBERT L & A   |            |           |       |       |        |            |  |
| 1948/1101                      | 11/19/2014 | QC        | U     | I     | 11     | 100        |  |
| GRANTOR: BATES SUSAN ELLEN     |            |           |       |       |        |            |  |
| GRANTEE: BATES SUSAN ELLEN &   |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| UOP=[YR=1993] W22 S10 BAS=[YR=1993] S3 UST=[YR=1993] W9 S23 E9 N23\$ S33 E22 N36 W22\$ E22 N10\$ PTR=E15 UOP=[YR=1993] E12 BAL=[YR=2016] E10 S10 BAS=[YR=1993] S8 UOP=[YR=1993] E5 STR=[YR=2016] E6 DCK=[YR=2016] N3 E10 S13 W10 N10 \$ S7 W6 N7\$ S7 W5 N7\$ S28 W22 N36 E22\$ W10 N10\$ S10 W12 N10\$ W15\$. |  |  |  |  |  |  |  |