LOTS 6 7 8 & PT SW INTO MARSH
IN OR 750/1322 & OR 750/1327
HOLLY POINT UNIT 4 UNR

LEE JOSEPH S JR & DAWN M
94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0006-0000

BUILDING CHARACTERISTICS

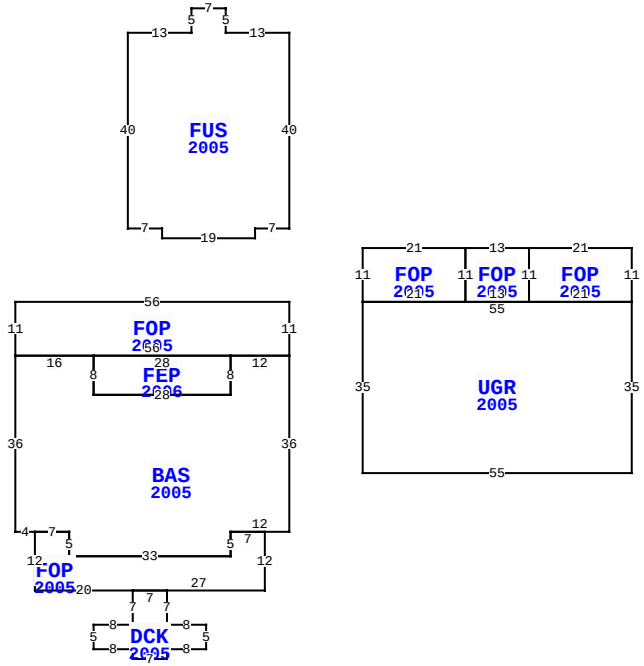
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,957	100	2005	1,957	257,392
DCK	178	10	2005	18	2,367
FEP	224	80	2006	179	23,543
FOP	143	30	2005	43	5,656
FOP	231	30	2005	69	9,075
FOP	231	30	2005	69	9,075
FOP	399	30	2005	120	15,783
FOP	616	30	2005	185	24,332
FUS	1,393	100	2005	1,393	183,213
UGR	1,925	45	2005	866	113,900
TOTALS	7,297			4,899	644,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,899	109.7360	144.85	709,620	2005	2005	0	0	0	9.20	90.80

1 SNGL FAM – 100% - 2007 Heated Area: 3350 HX Base Yr 2007



94121 PALM CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		692,099
TOTAL MARKET OB/XF VALUE		38,318
TOTAL LAND VALUE - MARKET		562,500
TOTAL MARKET VALUE		1,292,917
SOH/AGL Deduction		647,478
ASSESSED VALUE		645,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		594,717
TOTAL JUST VALUE		1,292,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,262,728

DOG!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617221	SWIM POOL	24,000	02/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0750/1327	2/06/1996	QC	Q	I	06	100
GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						
0750/1322	2/05/1996	WD	U	I	09	74,900
GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W56 S11 BAS=[YR=2005] S36 E4 FOP=[YR=2005] S12 E20 DCK=[YR=2005] S7 W8 S5 E8 S2 E7 N2 E8 N5 W8 N7 W7 $ E27 N12 W7 S5 W33 N5 W7 $ E7 S5 E33 N5 E12 N36 W12 FEP=[YR=2006] W28 S8 E28 N8 $ S8 W28 N8 W16 $ E56 N11 $ PTR= E15 UGR=[YR=2005] S35E55N35W55$ FOP=[YR=2005] E21N11FOP=[YR=2005] S11E13 N11FOP=[YR=2005] S11E21N11W21$W13$ W21S11$ W15$ PTR=N15 FUS=[YR=2005] N40W13N5W7S5W13S40E7S2E19N2E7$ S15$.

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
3	0812	CONCRETE C	0	100	0	0	1,808.00	SF	4.00	4.00	100	2005	2005	3	84	6,075	
4	0811	CONCRETE B	0	100	20	27	540.00	SF	5.20	5.20	100	1992	1992	3	62	1,741	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
9	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	2006	2006	3	40	17,408	
10	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	2006	2006	3	86	3,504	
11	0462	ST/AL FNC	0	100	225	0	900.00	SF	10.00	10.00	100	2017	2017	3	81	7,290	
12	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 38,318

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	000131	C	RES CREEK	100		RM	0.00	0.00	2.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	337,500							
2	000131	C	RES CREEK	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/29/2020 BY KW Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS

LOTS 6 7 8 & PT SW INTO MARSH
IN OR 750/1322 & OR 750/1327
HOLLY POINT UNIT 4 UNR

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FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

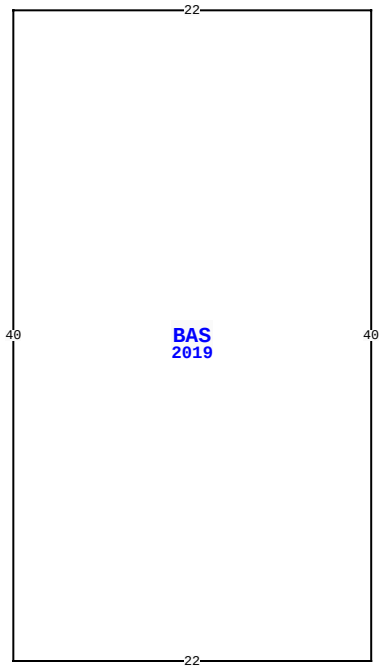
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	880	100	2019	880	18,181
TOTALS	880			880	18,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	880	59.4000	21.98	19,342	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2007 Heated Area: 880 HX Base Yr 2007



94121 PALM CIR, 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		692,099
TOTAL MARKET OB/XF VALUE		38,318
TOTAL LAND VALUE - MARKET		562,500
TOTAL MARKET VALUE		1,292,917
SOH/AGL Deduction		647,478
ASSESSED VALUE		645,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		594,717
TOTAL JUST VALUE		1,292,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,262,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0750/1327	2/06/1996	QC	Q	I	06	100
GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						
0750/1322	2/05/1996	WD	U	I	09	74,900
GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S40 E22 N40$.

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

REVIEW DATE 01/29/2020 BY KW Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS

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HOLLY POINT UNIT 4 UNR

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FERNANDINA BEACH, FL 32034

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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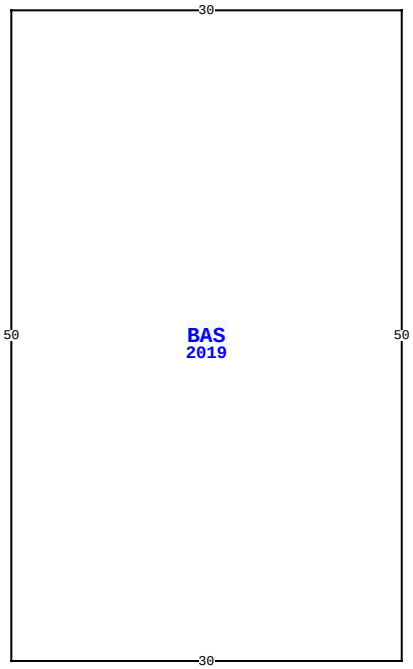
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,500	100	2019	1,500	29,583
TOTALS	1,500			1,500	29,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	56.1000	20.76	31,140	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2007 Heated Area: 1500 HX Base Yr 2007



94121 PALM CIR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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NCON VALUE		0
INCOME VALUE		
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GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						
0750/1322	2/05/1996	WD	U	I	09	74,900
GRANTOR: CLONTS JOSEPH J						
GRANTEE: LEE JOSEPH S JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S50 E30 N50$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2020 BY KW Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS