

LOTS 19 THRU 23
IN OR 2740/1412
HOLLY POINT UNIT 4 UNR

ARCHIE SUSAN E
94285 PALM CR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	30	VINYL 100								0800	02	2,330	116.8000	99.28	231,322	2004	2004	0	0	0	48.00	52.00	VALUATION BY																										
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2025										Heated Area: 2225										HX Base Yr 2025										STANDARD									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										120,287									
Interior Floor	14	CARPET 70																												TOTAL MARKET OB/XF VALUE										9,112									
Interior Floor	08	SHT VINYL 30																												TOTAL LAND VALUE - MARKET										430,175									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										559,574									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										81,474									
Bedrooms		3 100																												ASSESSED VALUE										478,100									
Bathrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										427,378									
Stories	1.	1. 100																												TOTAL JUST VALUE										559,574									
Units		0 100																												NCON VALUE										0									
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										464,540									