

LOT 46
IN OR 2361/678
HOLLY POINT UNIT 4 UNR

BRYSON JONATHON W
94326 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0046-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	13	LVT/LAMNT 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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	960	100	1993	960	101,100
FOP	48	30	1993	14	1,475
UOP	112	20	1993	22	2,317
TOTALS	1,120			996	104,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	124.6320	124.63	124,131	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM - 0% - 0

Heated Area: 960

HX Base Yr

36

6

8

8

6

16

4

28

28

4

14

24

BAS

1993

FOP

1993

UOP

1993

BLD DATE

LGL DATE