LOT 7
IN OR 2637/578
HOLLY POINT UNIT 5 UNR

**SWIATEK STEVEN & KAITLIN R**
94003 SAGE CT
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-525E-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

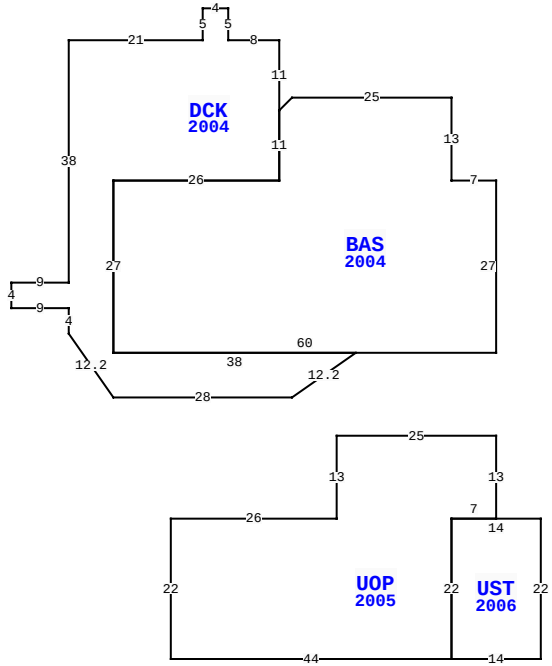
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,969 | 100 | 2004 | 1,969 | 133,156 |
| DCK | 1,216 | 15 | 2004 | 182 | 12,308 |
| UOP | 1,293 | 25 | 2005 | 323 | 21,843 |
| UST | 308 | 55 | 2006 | 169 | 11,429 |
| TOTALS | 4,786 | | | 2,643 | 178,735 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,643 | 117.0000 | 99.45 | 262,846 | 2002 | 2012 | 0 | 0 | 0 | 32.00 | 68.00 |

1 M/H 94+ – 100% - 2024 Heated Area: 1969 HX Base Yr 2024




94003 SAGE CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,735 |
| TOTAL MARKET OB/XF VALUE | | 25,026 |
| TOTAL LAND VALUE - MARKET | | 85,500 |
| TOTAL MARKET VALUE | | 289,261 |
| SOH/AGL Deduction | | 19,622 |
| ASSESSED VALUE | | 269,639 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 218,917 |
| TOTAL JUST VALUE | | 289,261 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1905806 | NEW FGR DOOR | 1,923 | 07/01/2019 |
| M0409036 | H/AC | 0 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2637/578 | 5/08/2023 | WD | Q | I | 01 | 312,000 |
| GRANTOR: BULOW ROBERT F | | | | | | |
| GRANTEE: SWIATEK STEVEN & KA | | | | | | |
| 2258/1742 | 2/26/2019 | WD | Q | I | 01 | 195,000 |
| GRANTOR: PMR LLC | | | | | | |
| GRANTEE: BULOW ROBERT F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W7 N13 W25 D2 L2 DCK=[YR=2004] N11 W8 N5 W4 S5 W21 S38 W9 S4 E9 S4 D10 R7 E28 R10 U7 W38 N27 E26 N11$ S11 W26 S27 E60 N27 $ PTR= S40 UOP=[YR=2005] W25 S13 W26 S22 E44 UST=[YR=2006] E14 N22 W14 S22$ N22 E7 N13$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 250.00 | LF | 390.00 | 390.00 | 100 | 2004 | 2004 | 3 | 21 | 20,475 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 247.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 21 | 519 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 30 | 6 | 180.00 | SF | 40.00 | 40.00 | 100 | 2010 | 2010 | 3 | 56 | 4,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,026

| 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 | 100 | | RM | 0.00 | 0.00 | 0.57 | AC | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 85,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.57 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS