LOT 8 R359449
IN OR 532 PG 711
HOLLY POINT UNIT 5 UNR

SMITH GEORGE D EST
C/O GEORGE D SMITH JR, 94001 SAGE COURT
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525E-0008-0000

BUILDING CHARACTERISTICS

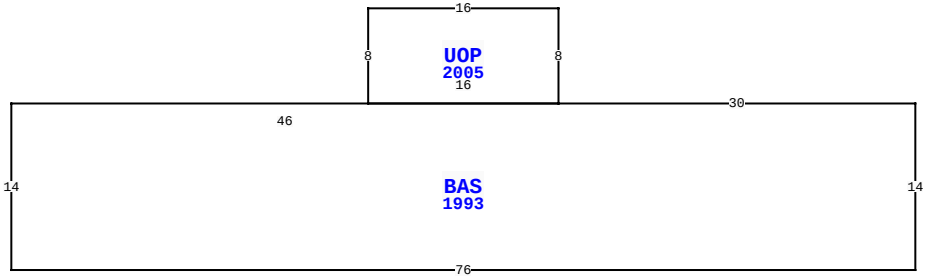
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,064	100	1993	1,064	33,367
UOP	128	25	2005	32	1,004
TOTALS	1,192			1,096	34,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	98.0000	78.40	85,926	1988	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2019 Heated Area: 1064 HX Base Yr 2019



94001 SAGE CT, FERNANDINA BEACH

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

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	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1988	1988	3	20	256	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,370
TOTAL MARKET OB/XF VALUE	256
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	124,626
SOH/AGL Deduction	52,154
ASSESSED VALUE	72,472
TOTAL EXEMPTION VALUE	HX HB 47,472
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	124,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7389	MH MOVE-ON	14,000	07/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0532/0711	12/07/1987	FS	U	V		100
GRANTOR: SMITH GEORGE & DIANE						
GRANTEE: SMITH GEORGE D						
0321/0090	9/01/1980	WD	Q	V		3,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=2005] N8W16S8E16 $ W46 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 256

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	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.75 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS