LOT 46
FIVE POINTS # 2 PB 3/35

WHATLEY JUSTIN & BRITTANY
1437 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

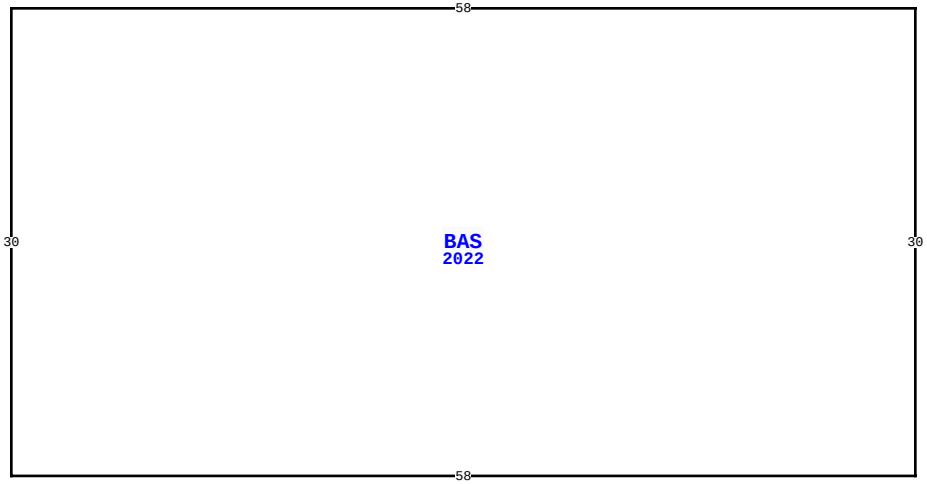
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2022	1,740	174,991
TOTALS	1,740			1,740	174,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	115.2000	103.68	180,403	2022	2022	0	0	0	3.00	97.00

3 M/H 94+ 100% - 2023 Heated Area: 1740 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		174,991
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		369,991
SOH/AGL Deduction		86,593
ASSESSED VALUE		283,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,987
TOTAL JUST VALUE		369,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017084	MH MOVE-ON	0	11/17/2022
22010891	DEMOLITION	0	07/18/2022
MH0095	MH MOVE-ON	0	05/01/2005
P0509518	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1805	2/22/2023	QC	U	I	11	100
GRANTOR: ROWLAND NORMAN M & ME						
GRANTEE: WHATLEY JUSTIN & BR						
2337/0508	1/31/2020	LE	U	I	11	100
GRANTOR: ROWLAND NORMAN M & ME						
GRANTEE: ROWLAND BLAKE & BRI						

1437 HOLLY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2022] W58 S30 E58 N30$.

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
1	000100	C	RES	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS