LOTS 47 & 48
EX RW IN OR 97/631
FIVE POINTS #2 PB 3/35

DUNCAN HENRIETTA/JOHNSON STEPHANIE Y & AARON C
1417 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

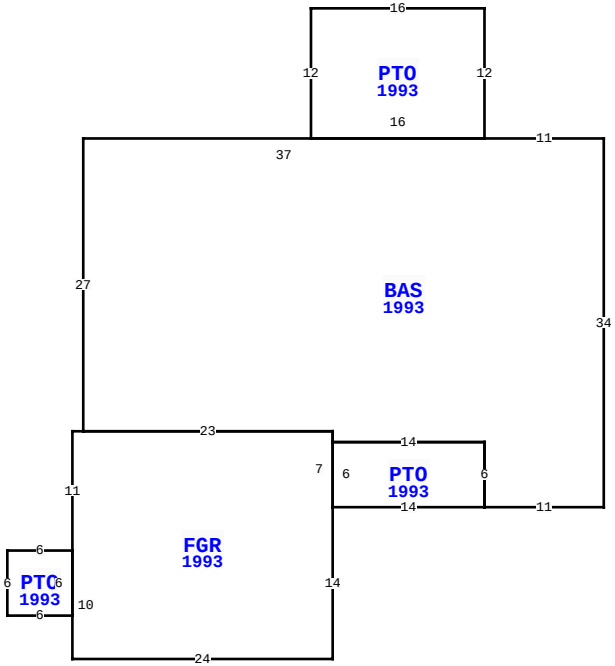
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1993	1,387	138,556
FGR	504	55	1993	277	27,671
PTO	36	5	1993	2	199
PTO	84	5	1993	4	400
PTO	192	5	1993	10	999
TOTALS	2,203			1,680	167,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	111.6000	117.18	196,862	1991	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 1992 Heated Area: 1387 HX Base Yr 1992



1417 HOLLY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		167,825
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		249,600
TOTAL MARKET VALUE		419,735
SOH/AGL Deduction		274,416
ASSESSED VALUE		145,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,908
TOTAL JUST VALUE		419,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3753	NEW CONSTR	0	04/29/1991
6469	NEW CONSTR	49,560	05/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2849/1330	2/12/2026	QC	U	I	11	68,900
GRANTOR: DUNCAN HENRIETTA						
GRANTEE: DUNCAN HENRIETTA						
2848/335	2/12/2026	QC	U	I	11	100
GRANTOR: DUNCAN HENRIETTA						
GRANTEE: DUNCAN HENRIETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16$ W37 S27
FGR=[YR=1993] W1 S11 PTO=[YR=1993] W6 S6 E6 N6$ S10 E24 N14
PTO=[YR=1993] E14 N6 W14 S6$ N7 W23$ E23 S1 E14 S6 E11 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	137.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							
2	000100	C	RES	100		RM	56.00	147.00	56.00	FF		1.00	1.00	0.50	1,950.00	975.00	54,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 249,600 Market: 0 Agricultural: 0 Common: 249,600 PRINTED 07/09/2026 BY SYS