LOT 18
IN OR 2553/1956
HOLLY POINT NORTH UNR

BENWELL TUONGVI & RANDOLPH G II
85025 ADMIRAL AVENUE
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

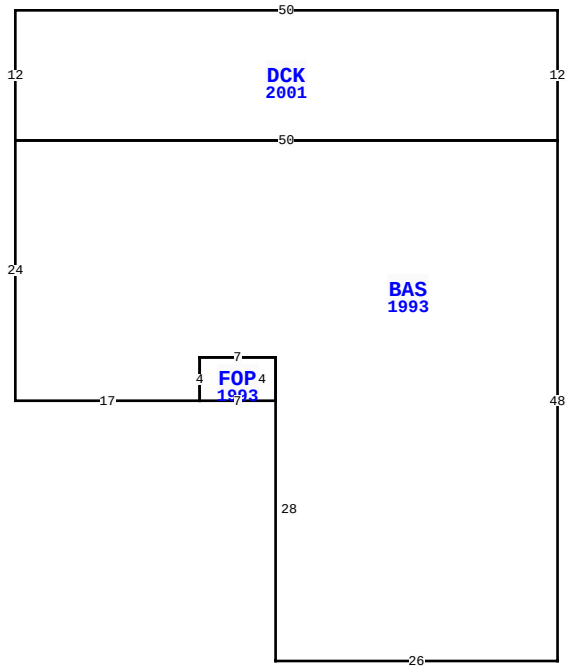
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	184,623
DCK	600	10	2001	60	6,168
FOP	28	30	1993	8	822
TOTALS	2,424			1,864	191,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	114.1700	119.88	223,456	1991	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2023 Heated Area: 1796 HX Base Yr 2023



85025 ADMIRAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,614
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		294,214
SOH/AGL Deduction		181,794
ASSESSED VALUE		112,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,009
TOTAL JUST VALUE		294,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007559	REPAIR/RRF	9,400	09/10/2020
8602	MH MOVE-ON	35,400	07/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1956	4/08/2022	WD	Q	I	01	268,500
GRANTOR: HIGGINS JENNIFER						
GRANTEE: BENWELL TUONGVI & R						
1478/1332	2/14/2007	WD	Q	I		198,000
GRANTOR: HERRING LUCY W & RICH						
GRANTEE: HIGGINS JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W50 S12 BAS=[YR=1993] S24 E17 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S28 E26 N48 W50$ E50 N12$.

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	0940	SHEDS/PORT	0	100	14	20	400.00	SF	30.00	30.00	100	1987	1987	3	20	2,400	
2	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS