

LOT 45
IN OR 2733/406
HOLLY POINT NORTH UNR

MATTIOLY MARILIA CUNHA
95148 BLUE LN
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0045-0000



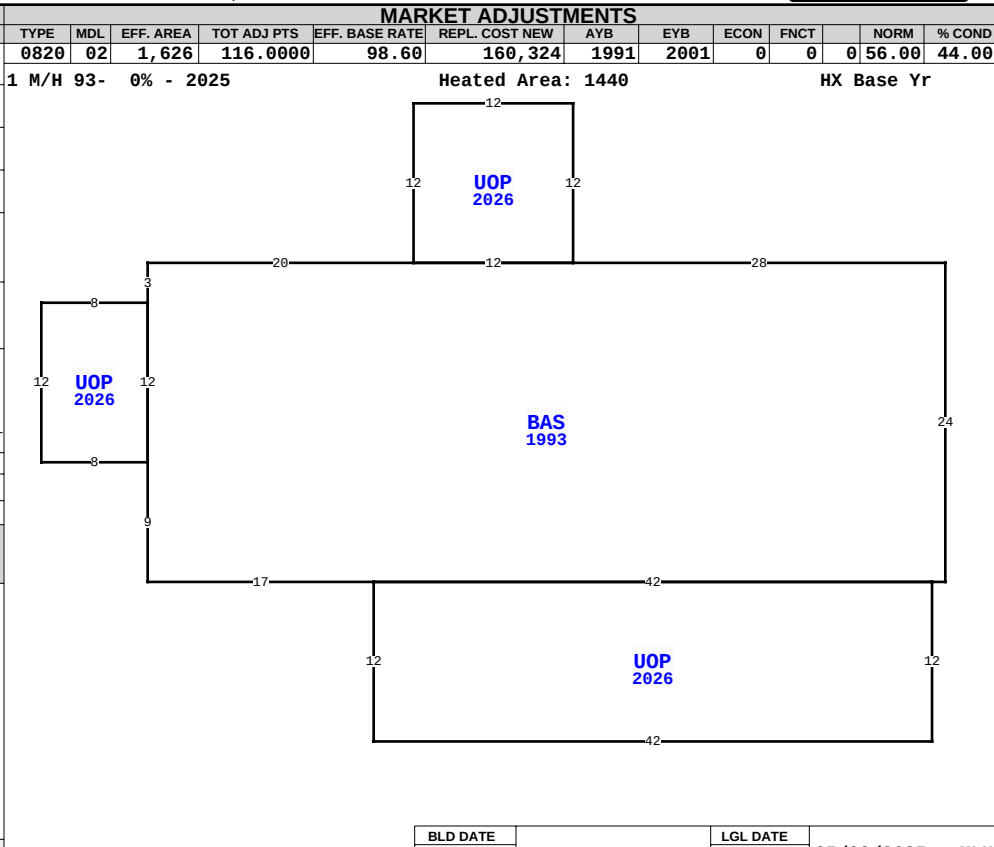
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,440	100	1993	1,440	62,473
UOP	96	25	2026	24	1,041
UOP	144	25	2026	36	1,562
UOP	504	25	2026	126	5,467
TOTALS	2,184			1,626	70,543

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00



85034 ADMIRAL AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	70,543		
TOTAL MARKET OB/XF VALUE	9,836		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	180,379		
SOH/AGL Deduction	50,803		
ASSESSED VALUE	129,576		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	129,576		
TOTAL JUST VALUE	180,379		
NCON VALUE	4,374		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	113,820		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24358	ADDITION	12,371	02/01/2011
E007379	CHNGE SRVC	0	10/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2733/406	7/26/2024	SW	Q	I	01
GRANTOR: CASCADE FUNDING MORTG					SALE PRICE
GRANTEE: MATTIOLY MARILIA CU					114,000
2710/9	5/06/2024	CT	U	I	18
GRANTOR: CLERK OF COURT					90,000
GRANTEE: CASCADE FUNDING MOR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W28 W12 W20 S3 S12 S9 E17 E42 E1 N24 \$									
UOP=[YR=2026;ORIG=-43,24] E42 S12 W42 N12 \$									
UOP=[YR=2026;ORIG=-60,3] W8 S12 E8 N12 \$									
UOP=[YR=2026;ORIG=-40,-12] E12 S12 W12 N12 \$									