TRACT 19
IN OR 2017/838
HOLLY POINT UNIT 1 UNR

YOUNG AMANDA J & SHAWN PAUL SR
94233 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525A-0019-0000

BUILDING CHARACTERISTICS

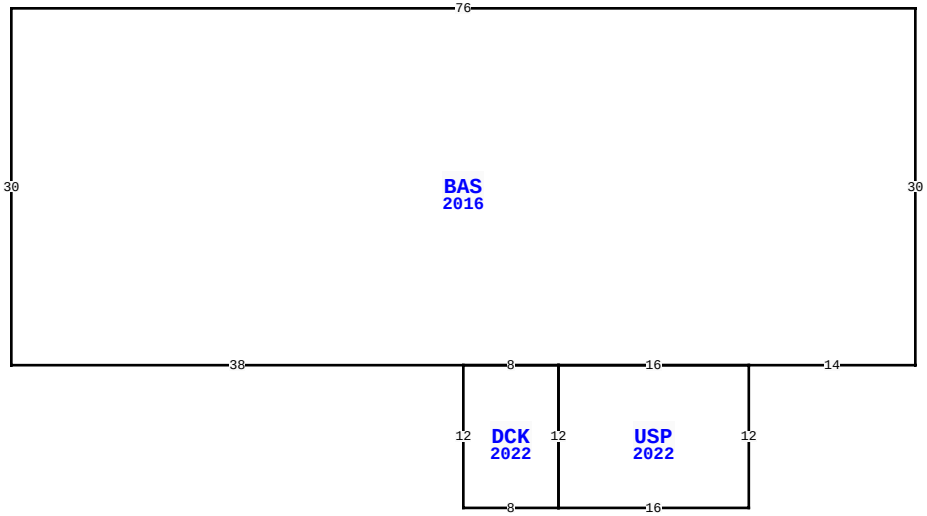
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2016	2,280	197,060
DCK	96	15	2022	14	1,210
USP	192	50	2022	96	8,297
TOTALS	2,568			2,390	206,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,390	128.0400	115.24	275,424	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2017 Heated Area: 2280 HX Base Yr 2017



94233 WINTERBERRY AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		286,568
SOH/AGL Deduction		128,701
ASSESSED VALUE		157,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,456
TOTAL JUST VALUE		286,568
NCON VALUE		9,508
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165781	CO ISSUED	0	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0838	12/08/2015	WD	Q	V	01	18,000
GRANTOR: KRUPP DAN & PRISCILLA						
GRANTEE: YOUNG AMANDA JENISE						
2016/0097	10/02/2015	WD	U	V	11	100
GRANTOR: DORMINEY JANICE M & C						
GRANTEE: KRUPP DAN & PRISCIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2016=[ORIG=0,0] W76 S30 E38 E8 E16 E14 N30 $
USP=[YR=2022;ORIG=-14,30] W16 S12 E16 N12 $
DCK=[YR=2022;ORIG=-38,30] E8 S12 W8 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

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS