PT OF LOTS 17 THRU 19 (S-1)
IN OR 2052/1072
HOLLY POINT UNIT 3 UNR

MEADOWS TIMOTHY W
94001 KYRSTIN BROOK TRAIL
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0017-0010

BUILDING CHARACTERISTICS

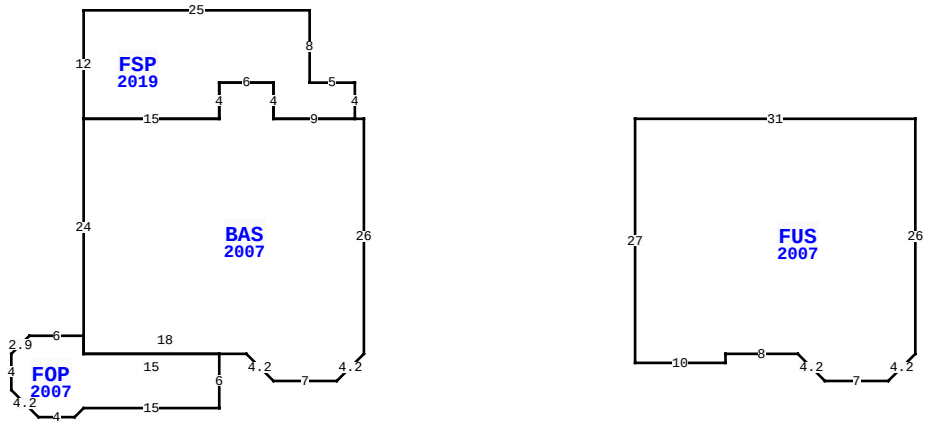
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	860	100	2007	860	92,469
FOP	155	30	2007	46	4,946
FSP	296	40	2019	118	12,687
FUS	846	100	2007	846	90,963
TOTALS	2,157			1,870	201,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	111.9160	117.51	219,744	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2008 Heated Area: 1706 HX Base Yr 2008



94001 KYRSTIN BROOK TRL, FERNANDINA BEACH

BLD DATE	10/15/2007	RK	LGL DATE		
XF DATE	10/15/2007	RK	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	201,066
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	76,000
TOTAL MARKET VALUE	277,930
SOH/AGL Deduction	136,088
ASSESSED VALUE	141,842
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,431
TOTAL JUST VALUE	277,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18383	ELEC OTHER	1,995	11/01/2006
M12220	MECH OTHER	0	11/01/2006
P11750	OTHER	0	11/01/2006
C17942	CO ISSUED	0	06/01/2006
B0617942	NEW CONSTR	112,082	06/01/2006
R0609387	REPAIR/RRF	3,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1072	6/13/2016	QC	U	I	11	100
GRANTOR: MEADOWS MELISSA DAWN						
GRANTEE: MEADOWS TIMOTHY WIL						
1323/0307	6/07/2005	QC	U	V	07	100
GRANTOR: MEADOWS CARSON W & MA						
GRANTEE: MEADOES TIMOTHY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 FSP=[YR=2019] N4 W5 N8 W25 S12 E15 N4 E6 S4 E9 $ W9 N4 W6 S4 W15 S24 FOP=[YR=2007] W6 D2 L2 S4 R3 D3 E4 U1 R1 E15 N6 W15 N2 $ S2 E18 D3 R3 E7 U3 R3 N26 $ PTR= E30 FUS=[YR=2007] E31 S26 D3 L3 W7 U3 L3 W8 S1 W10 N27 $ W30 $.

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	0755	FSP	0	0	12	15	180.00	SF	20.00	20.00	100	2007	2007	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	0.00	0.00	1.00	LT		1.00	1.00	0.95	80,000.00	76,000.00	76,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 07/09/2026 BY SYS