LOT 34
IN OR 2524/992
HOLLY POINT UNIT 3 UNR

DURHAM CAZARINA NADYA JANE/DURHAM TODD PATRICK JAN
117 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,350
TOTAL MARKET VALUE	90,350
SOH/AGL Deduction	24,261
ASSESSED VALUE	66,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,089
TOTAL JUST VALUE	90,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0992	12/23/2021	PR	Q	V	02	49,900
GRANTOR: KENDRON JOHN J P/R OF						
GRANTEE: DURHAM CAZARINA NAD						
2070/1661	9/07/2016	WD	Q	V	01	62,000
GRANTOR: WALKER JUDY A						
GRANTEE: PARKER JAMES O						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	RES MARSH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.70	AC		1.00	1.00	1.00	500.00	500.00	350							

REVIEW DATE 05/25/2023 BY MLU Total Acres: 1.15 Total Land Value: 90,350 Market: 0 Agricultural: 0 Common: 90,350 PRINTED 07/09/2026 BY SYS