LOTS 36 37 & S-1 OF 38
IN OR 2428/630
HOLLY POINT UNIT 3 UNR

BREWER BRANDON B
PO BOX 1035
FERNANDINA BEACH, FL 32035

2026

45-2N-28-525C-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

94002 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	180,050
TOTAL MARKET VALUE	192,050
SOH/AGL Deduction	0
ASSESSED VALUE	192,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,050
TOTAL JUST VALUE	192,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0630	1/25/2021	LE	U	I	11	100
GRANTOR: BREWER CECIL L JR						
GRANTEE: BREWER BRANDON B						
1051/1662	4/25/2002	WD	Q	I		70,000
GRANTOR: WILSON TRACEY &						
GRANTEE: BREWER CECIL L						

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.10	AC		1.00	1.00	1.00	500.00	500.00	50							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.90 Total Land Value: 180,050 Market: 0 Agricultural: 0 Common: 180,050 PRINTED 07/09/2026 BY SYS