LOT 46
IN OR 807/453
HOLLY POINT #3 UNR

LOVELL CHESTER R EST
C/O KEITH JOHNSON, 97010 ELK CREEK COURT
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0046-0000

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

DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	72,205
TOTAL MARKET VALUE	78,205
SOH/AGL Deduction	42,215
ASSESSED VALUE	35,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,990
TOTAL JUST VALUE	78,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/0453	9/22/1997	QC	Q	I	01	100
GRANTOR: LOVELL EARNIE M TRUST						
GRANTEE: LOVELL CHESTER R						
0780/1536	12/30/1996	QC	Q	I	01	100
GRANTOR: LOVELL EARNIE M						
GRANTEE: LOVELL EARNIE MAE T						

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	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.00	LT		1.00	1.00	0.80	90,000.00	72,000.00	72,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.61 Total Land Value: 72,205 Market: 0 Agricultural: 0 Common: 72,205 PRINTED 07/09/2026 BY SYS