LOT 47 R434199
IN OR 1957/220
HOLLY POINT #3 UNR

HUGHES JEFFREY D & CYNTHIA C
97001 JOSE GASPER
YULEE, FL 32097

2026

45-2N-28-525C-0047-0000

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

94404 DUCK LAKE DR, 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	0
TOTAL LAND VALUE - MARKET	72,205
TOTAL MARKET VALUE	72,205
SOH/AGL Deduction	42,803
ASSESSED VALUE	29,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,402
TOTAL JUST VALUE	72,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530035	DEMOLITION	500	02/01/2015
B047128	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1957/0220	1/02/2015	WD	U	I	37	25,000
GRANTOR: SCHUCK PAULA &						
GRANTEE: HUGHES JEFFREY D &						
1085/0047	10/04/2002	WD	U	I	10	100
GRANTOR: SWANSON CARL E JR						
GRANTEE: DASSINGER N GERALDI						

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	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 05/25/2023 BY MLU Total Acres: 0.61 Total Land Value: 72,205 Market: 0 Agricultural: 0 Common: 72,205 PRINTED 07/09/2026 BY SYS