LOTS 17 & 18
IN OR 2829/1841
HOLLY POINT UNIT 4 UNR

MCDIARMID IAN PATRICK & HALI MARIE
94245 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525D-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

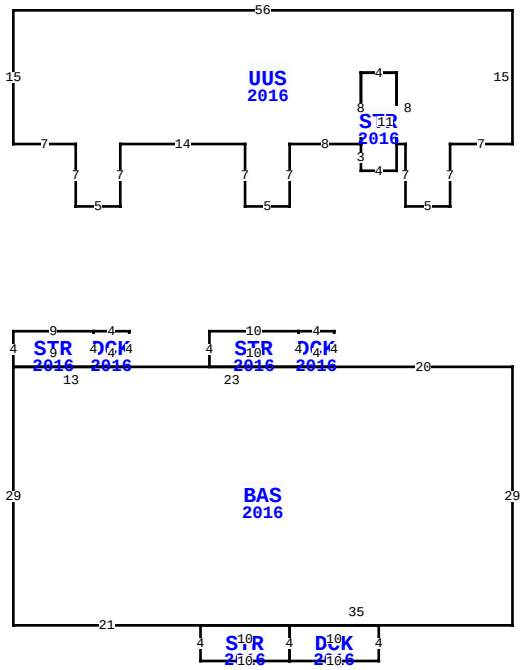
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2016	1,624	130,076
DCK	16	10	2016	2	160
DCK	16	10	2016	2	160
DCK	40	10	2016	4	321
STR	36	10	2016	4	321
STR	40	10	2016	4	321
STR	40	10	2016	4	321
STR	44	10	2016	4	321
UUS	913	50	2016	456	36,524
TOTALS	2,769			2,104	168,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	01	2,104	110.9360	105.39	221,741	2016	2016	0	0	20	4.00	76.00

1 SFR MODULR 0% - 2026 Heated Area: 1624 HX Base Yr



94245 PALM CIR, 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	185,690
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	180,185
TOTAL MARKET VALUE	366,259
SOH/AGL Deduction	0
ASSESSED VALUE	366,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,259
TOTAL JUST VALUE	366,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260004687			05/01/2026
MH260002147	REPLACEMENT SINGL	0	03/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1841	11/18/2025	WD	Q	I	01	375,000
GRANTOR: PEGG R KEVIN & LETITI						
GRANTEE: MCDIARMID IAN PATRI						
2016/0009	11/12/2015	WD	U	I	16	61,600
GRANTOR: SAUNDERS MARY STARNES						
GRANTEE: PEGG R KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 DCK=[YR=2016] N4 W4 STR=[YR=2016] W10 S4 E10 N4$ S4 E4$ W23 DCK=[YR=2016] N4 W4 STR=[YR=2016] W9S4 E9 N4$ S4 E4$ W13 S29 E21 STR=[YR=2016] S4 E10 DCK=[YR=2016] E10 N4 W10 S4$ N4 W10$ E35 N29$ PTR= N40 UUS=[YR=2016] W56 S15 E7 S7 E5 N7 E14 S7 E5 N7 E8 STR=[YR=2016] S3 E4 N11 W4 S8$ N8 E4 S8 E1 S7 E5 N7 E7 N15$ S40$.

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	1243	WD DECK F	0	0	10	24	240.00	SF	8.00	8.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	0.37	AC		1.00	1.00	1.00	500.00	500.00	185							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.45 Total Land Value: 180,185 Market: 0 Agricultural: 0 Common: 180,185 PRINTED 07/09/2026 BY SYS

LOTS 17 & 18
IN OR 2829/1841
HOLLY POINT UNIT 4 UNR

MCDIARMID IAN PATRICK & HALI MARIE
94245 PALM CIRCLE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525D-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

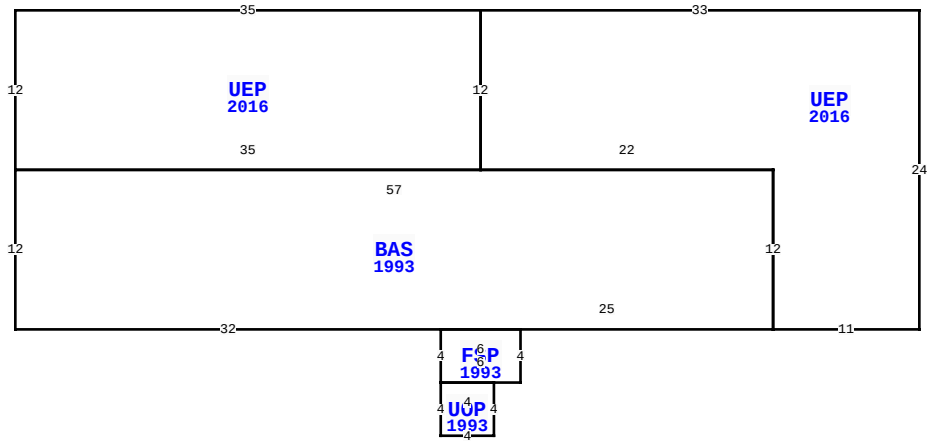
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	1993	684	8,596
FSP	24	60	1993	14	176
UEP	420	70	2016	294	3,695
UEP	528	70	2016	370	4,650
UOP	16	25	1993	4	50
TOTALS	1,672			1,366	17,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,366	49.2800	41.89	57,222	1971	1971	0	0	0	70.00	30.00

2 M/H 93- 0% - 2026 Heated Area: 684 HX Base Yr



94235 PALM CIR, 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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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,565

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GRANTOR: SAUNDERS MARY STARNES						
GRANTEE: PEGG R KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2016] W33 UEP=[YR=2016] W35 S12 BAS=[YR=1993] S12 E32 FSP=[YR=1993] S4 UOP=[YR=1993] S4 E4 N4 W4$ E6N4 W6$ E25 N12 W57$ E35 N12$ S12 E22 S12 E11 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.45 Total Land Value: 180,185 Market: 0 Agricultural: 0 Common: 180,185 PRINTED 07/09/2026 BY SYS