LOT 40
BEING PARCEL 15
HOLLY POINT UNIT 4 UNR

MORIARITY DONNA/MORIARITY WILLIAM
2 NE 2ND AVENUE
CAPE CORAL, FL 32909

2026

45-2N-28-525D-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

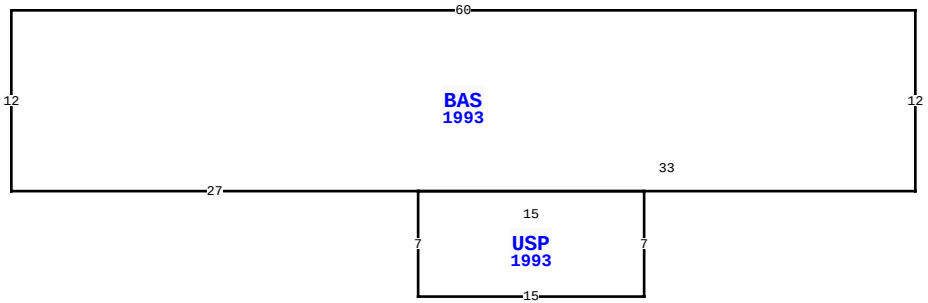
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	23,134
USP	105	50	1993	52	1,671
TOTALS	825			772	24,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	772	126.0000	107.10	82,681	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 720 HX Base Yr



94080 S PALM CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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	24,804
TOTAL MARKET OB/XF VALUE	549
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	105,353
SOH/AGL Deduction	41,014
ASSESSED VALUE	64,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,339
TOTAL JUST VALUE	105,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/1010	4/12/2019	WD	U	I	40	125,000
GRANTOR: MITCHELL DONNA						
GRANTEE: MORIARITY DONNA & W						
2084/0716	11/21/2016	QC	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E27 USP=[YR=1993] S7 E15 N7 W15$ E33 N12$.

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	1242	WD DECK A	0	0	6	9	54.00	SF	10.00	10.00	100	1981	1981	3	20	108	
2	0681	POLE SHED	0	0	7	21	147.00	SF	15.00	15.00	100	1980	1980	3	20	441	

LAND DESCRIPTION

TOTAL OB/XF 549

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	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS