

LOT 8
IN OR 532 PG 711
HOLLY POINT UNIT 5 UNR

R359449

SMITH GEORGE D EST
C/O GEORGE D SMITH JR, 94001 SAGE COURT
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525E-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	1,064	100	1993	1,064	31,021
UOP	128	25	2005	32	933
TOTALS	1,192			1,096	31,954

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0751	UOP	0 100	8	16	128.00	SF	10.00	10.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		RM	0.00	0.00	0.75	AC	

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,096	98.0000	83.30	91,297	1988	1998	0	0	65.00	35.00
1 M/H 93- 100% - 2019 Heated Area: 1064 HX Base Yr 2019											
UOP 2005 16 BAS 1993											
94001 SAGE CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/25/2023 MLU											

TOTAL OB/XF											
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TOTAL OB/XF											
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1	000116	C	RES MARSH	100		RM	0.00	0.00	0.75	AC	

Total Acres: 0.75 Total Land Value: 112,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		31,954	
TOTAL MARKET OB/XF VALUE		256	
TOTAL LAND VALUE - MARKET		112,500	
TOTAL MARKET VALUE		144,710	
SOH/AGL Deduction		70,281	
ASSESSED VALUE		74,429	
TOTAL EXEMPTION VALUE		49,429	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		144,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7389	MH MOVE-ON	14,000	07/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0532/0711	12/07/1987	FS	U	V		100	
GRANTOR: SMITH GEORGE & DIANE							
GRANTEE: SMITH GEORGE D							
0321/0090	9/01/1980	WD	Q	V		3,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 UOP=[YR=2005] N8W16S8E16 \$ W46 S14 E76 N14\$.											

OTHER ADJUSTMENTS AND NOTES											
YEAR	DENSITY	DECL	FRZ	YR	CONSRV						

Common: 112,500 PRINTED 07/09/2026 BY SYS