TRACT 26 IN OR 882/1024
1999 MERI DW/MH
HOLLY POINT UNIT 1 UNR

HAZEN JAMES L & CYNTHIA M
94014 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

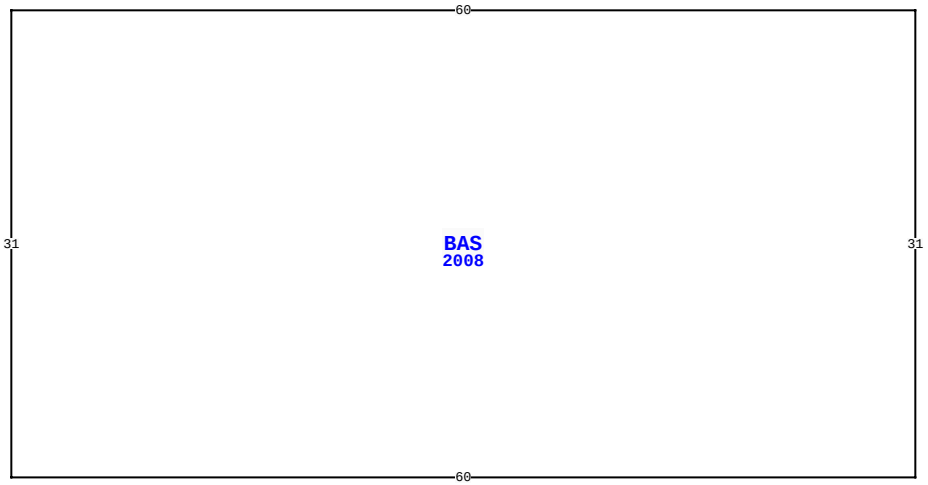
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	67,284
TOTALS	1,860		1,860	67,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,860	112.3500	78.64	146,270	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2009 Heated Area: 1860 HX Base Yr 2009



94014 DUCK LAKE DR, 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		67,284
TOTAL MARKET OB/XF VALUE		2,383
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		119,667
SOH/AGL Deduction		58,141
ASSESSED VALUE		61,526
TOTAL EXEMPTION VALUE	HX HB	36,526
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530701	DECK	4,009	06/01/2015
992652	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/1024	5/11/1999	WD	Q	I		24,500
GRANTOR: CRAWFORD NOAH S & THE						
GRANTEE: HAZEN JAMES L & CYN						
0431/0030	8/01/1984	WD	U	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S31 E60 N31 $.

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
5	1242	WD DECK A	0	100	19	10	190.00	SF	10.00	10.00	100	2015	2015	3	74	1,406	
6	1242	WD DECK A	0	100	12	11	132.00	SF	10.00	10.00	100	2015	2015	3	74	977	

LAND DESCRIPTION

TOTAL OB/XF 2,383

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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS