TRACT 29
R497487 & R434055
HOLLY POINT UNIT 1 UNR

KAUFFMAN JACK & SUSAN
P O BOX 528
NENANNA, AK 99760

2023

45-2N-28-525A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Quality	03	Quality Level 03

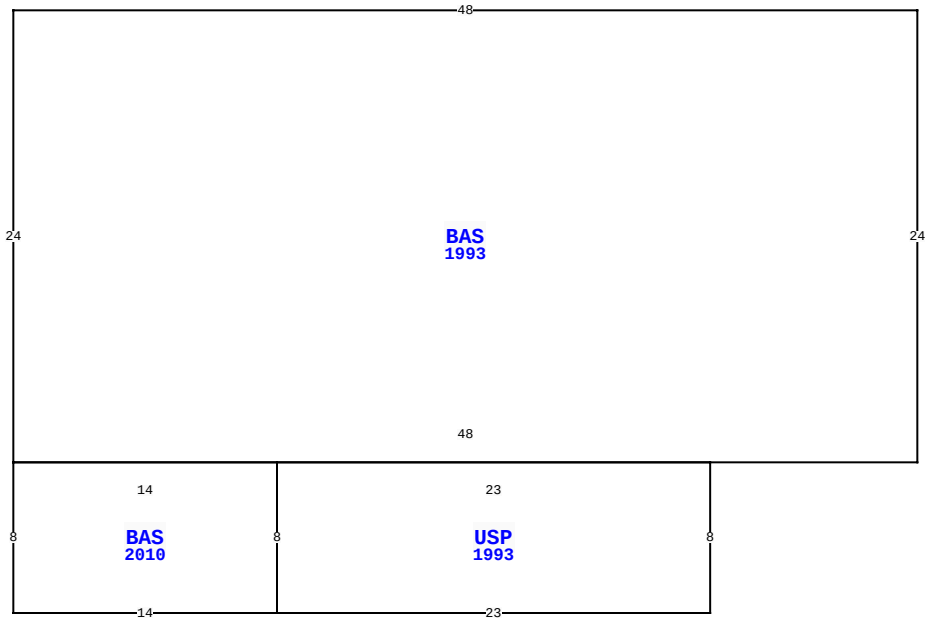
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	46,414
BAS	112	100	112	4,513
USP	184	50	92	3,707
TOTALS	1,448		1,356	54,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,356	119.2000	77.48	105,063	1987	2002	0	0	0	48.00	52.00

1 M/H 93- – 0% - 0 Heated Area: 1264 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/25/2023 MLU
AG DATE	

94040 DUCK LAKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	54,633
TOTAL MARKET OB/XF VALUE	56
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	104,689
SOH/AGL Deduction	20,043
ASSESSED VALUE	84,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,646
TOTAL JUST VALUE	104,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2336/1124	1/31/2020	WD	Q	I	01	85,000
GRANTOR: DAVIS PATRICIA S						
GRANTEE: KAUFFMAN JACK & SUS						
1673/0462	4/19/2010	WD	Q	I	02	54,500
GRANTOR: JOHNSTON BOBBY H						
GRANTEE: DAVIS JOHN F & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 BAS=[YR=2010] S8 E14 USP=[YR=1993] E23 N8 W23 S8 $ N8 W14 $ E48 N24 $.

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
2	1242	WD DECK A	0	0	4	7	28.00	SF	10.00	10.00	100	1989	1989	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 56

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/09/2019 BY KWVJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS