TRACT 30 IN OR 2216/1011
2004 CHNC DW/MH
HOLLY POINT UNIT 1 UNR

KERNS ANNA
94048 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

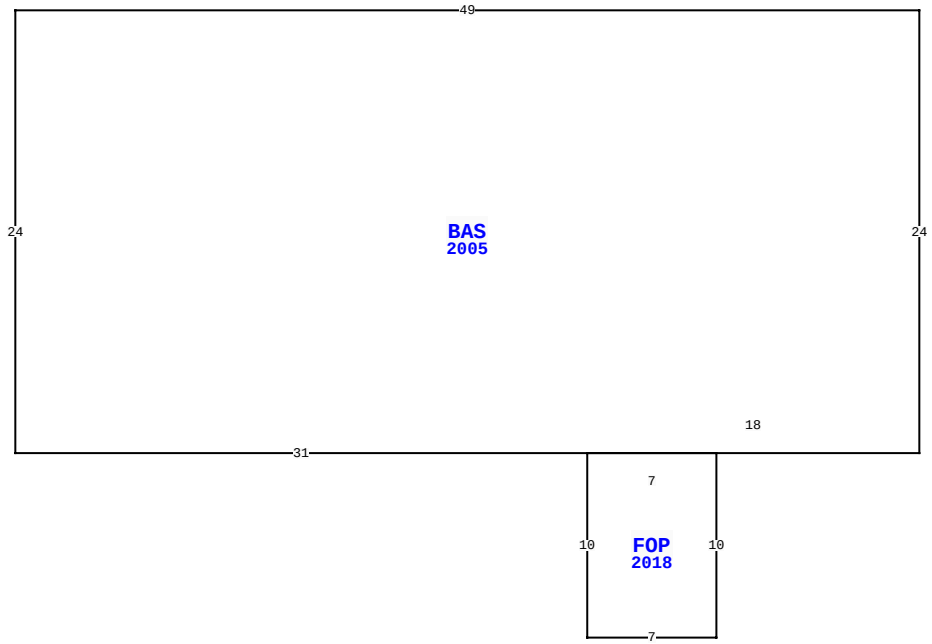
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	99,142
FOP	70	30	21	1,770
TOTALS	1,246		1,197	100,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,197	150.5400	105.38	126,140	2004	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2019 Heated Area: 1176 HX Base Yr 2019



94048 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		100,912
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		150,912
SOH/AGL Deduction		58,883
ASSESSED VALUE		92,029
TOTAL EXEMPTION VALUE	HX HB WX DX SX	92,029
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		150,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1011	8/06/2018	WD	Q	I	01	125,000
GRANTOR: CROUCH KENT & POLLY						
GRANTEE: KERNS ANNA						
1287/0980	1/12/2005	WD	U	I	11	110,000
GRANTOR: WILLIAMS DEBORAH L						
GRANTEE: CROUCH KENT & POLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W49 S24 E31 FOP=[YR=2018] S10 E7 N10 W7$ E18 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
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 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS