TRACT 31
IN OR 2408/1232
HOLLY POINT UNIT 1 UNR

GATA HOLDINGS II LLC
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0031-0000

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	13	LVT/LAMNT 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
Quality	04	Quality Level 04

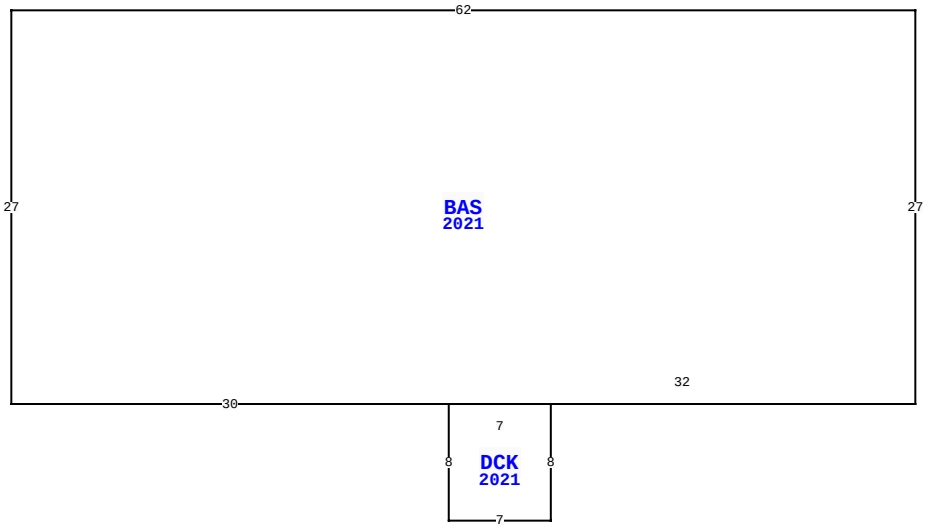
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	72,931
DCK	56	15	8	349
TOTALS	1,730		1,682	73,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,682	135.3000	94.71	159,302	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1674 HX Base Yr



94060 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,279
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	123,279
SOH/AGL Deduction	28,110
ASSESSED VALUE	95,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,169
TOTAL JUST VALUE	123,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH219777	CO ISSUED	0	12/20/2021
MH219777	MH MOVE-ON	0	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2408/1232	11/11/2020	WD	U	V	11	100
GRANTOR: GATA HOLDINGS LLC						
GRANTEE: GATA HOLDINGS II LL						
2354/1283	4/17/2020	WD	Q	V	02	34,500
GRANTOR: CROUCH OLIN KENT & PO						
GRANTEE: GATA HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W62 S27 E30 DCK=[YR=2021] S8 E7 N8 W7$ E32 N27$.

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	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 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS