SE'LY 100 FT OF TRACT 36
IN OR 1111/1851
1987 LAND DW/MH

MCKENZIE ROBERT P
94108 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

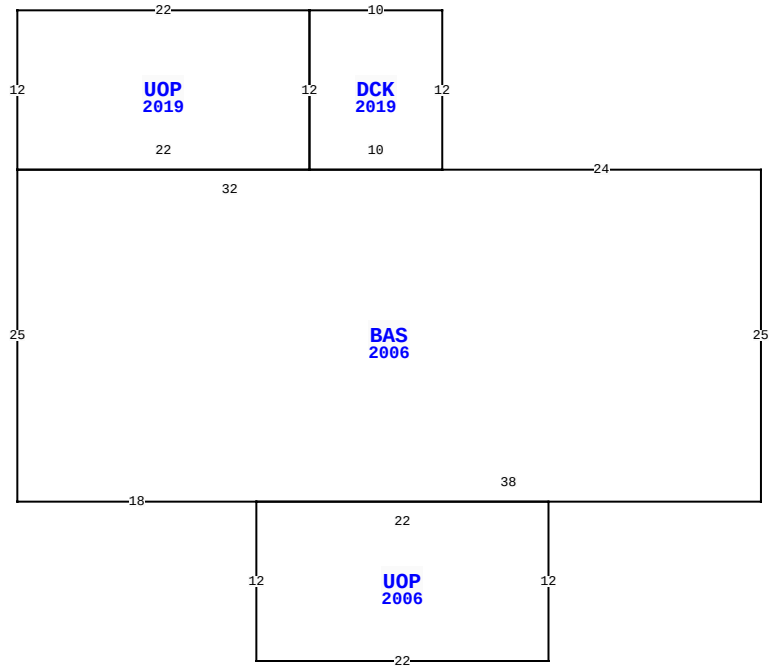
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,400	100	1,400	33,634
DCK	120	15	18	432
UOP	264	25	66	1,586
UOP	264	25	66	1,586
TOTALS	2,048		1,550	37,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,550	123.2000	80.08	124,124	1987	1992	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2007 Heated Area: 1400 HX Base Yr 2007



94108 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		37,237
TOTAL MARKET OB/XF VALUE		11,280
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		98,517
SOH/AGL Deduction		56,749
ASSESSED VALUE		41,768
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,768
TOTAL JUST VALUE		98,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4805	MH MOVE-ON	0	08/31/2006
P11351	OTHER	0	07/01/2006
E16985	ELEC OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/1852	2/05/2003	WD	U	I	01	100
GRANTOR: MCKENZIE ROBERT						
GRANTEE: BURNSED WILLARD & F						
1111/1852	2/05/2003	WD	U	I	01	100
GRANTOR: MCKENZIE ROBERT						
GRANTEE: BURNSED WILLARD & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 DCK=[YR=2019] N12 W10 UOP=[YR=2019] W22 S12 E22 N12$ S12 E10$ W32 S25 E18 UOP=[YR=2006] S12 E22 N12 W22$E38 N25 $.

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
1	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2006	2006	3	31	1,116	
2	0680	POLE SHED	0	100	60	24	1,440.00	SF	10.00	10.00	100	2005	2005	3	44	6,336	
3	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	2005	2005	3	87	3,828	

LAND DESCRIPTION

TOTAL OB/XF 11,280

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	100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/27/2020 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS