

TRACTS 48 & 49
IN OR 1587/1196
HOLLY POINT UNIT 1 UNR

TURNER ELAINE S
94033 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

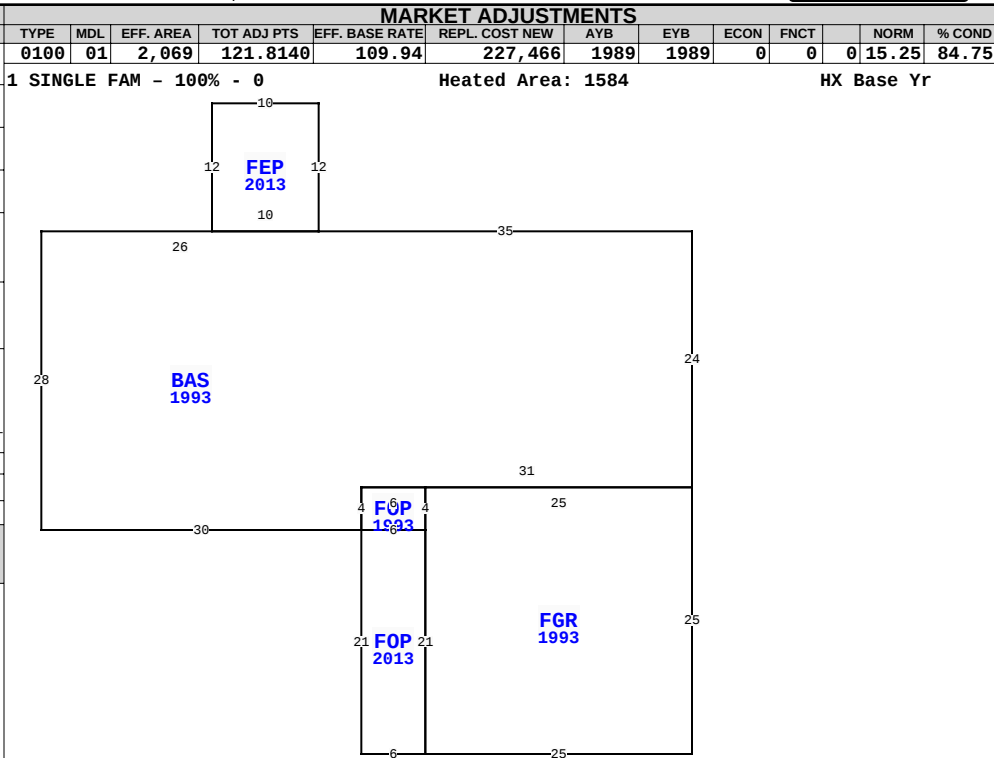
NEIGHBORHOOD/LOC	4003.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	147,588
FEP	120	80	96	8,945
FGR	625	55	344	32,052
FOP	24	30	7	653
FOP	126	30	38	3,541

TOTALS	2,479		2,069	192,777
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,204.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	0.00	0.00	2.00	LT	



94033 DUCK LAKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,471											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						192,777					
TOTAL MARKET OB/XF VALUE						7,471					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						285,248					
SOH/AGL Deduction						151,723					
ASSESSED VALUE						133,525					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						78,525					
TOTAL JUST VALUE						285,248					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						223,110					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2825	H/AC	3,000	11/30/1988
3288	NEW CONSTR	0	11/14/1988
5273	NEW CONSTR	68,456	11/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1587/1196	9/30/2008	QC	U	I	01		100
GRANTOR: TURNER ELAINE S							
GRANTEE: ROBERTS MARK A ETAL							
0564/0310	2/28/1989	WD	U	I	07		100
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W35FEP=[YR=2013] N12 W10 S12 E10 \$ W26 S28 E30 FOP=[YR=2013] S21 E6 N21 W6\$FOP=[YR=1993] E6 FGR=[YR=1993] S21 E25 N25 W25 S4\$ N4 W6 S4\$ N4 E31 N24\$.											