TRACT 5
IN OR 1781/1386
1992 LIBE DW/MH

PDJ LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

45-2N-28-525B-0005-0000

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

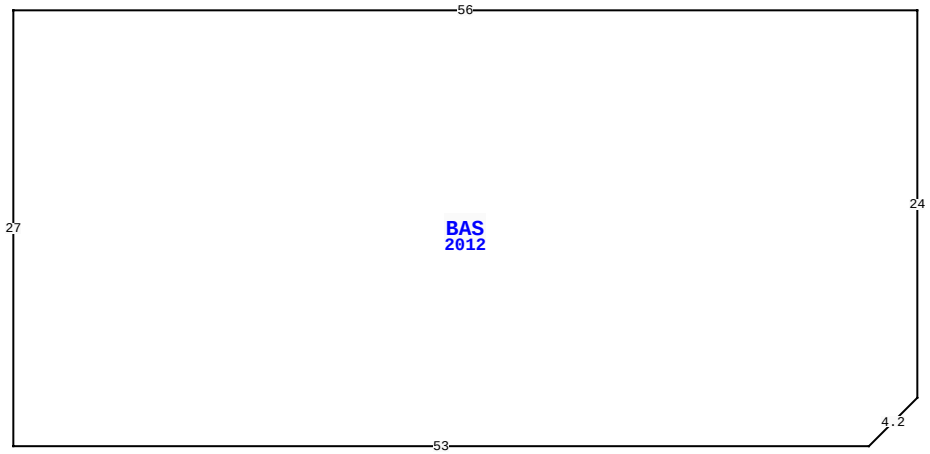
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	33,523
TOTALS	1,508		1,508	33,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,508	114.0000	74.10	111,743	1992	1992	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1508 HX Base Yr



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

94085 DUCK LAKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,523
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	84,483
SOH/AGL Deduction	23,368
ASSESSED VALUE	61,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,115
TOTAL JUST VALUE	84,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5414	CO ISSUED	0	07/27/2012
M17175	NEW MH	0	05/01/2012
P15932	NEW MH	0	05/01/2012
8958	MH MOVE-ON	0	07/01/1992
7664	MH MOVE-ON	34,000	01/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1781/1386	2/29/2012	TD	U	I	11	18,500
GRANTOR: SHEFFIELD J HOWARD TR						
GRANTEE: PDJ LLC						
1754/0957	8/30/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S27 E53 U3 R3 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
1	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2012	2012	3	60	480	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2012	2012	3	60	480	

LAND DESCRIPTION

TOTAL OB/XF 960

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 05/19/2017 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS