

TRACT 6
IN OR 1770/919
1998 HARB DW/MH

NIPPER FRANCES ROY & LINDA LUCILLE
94093 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0006-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

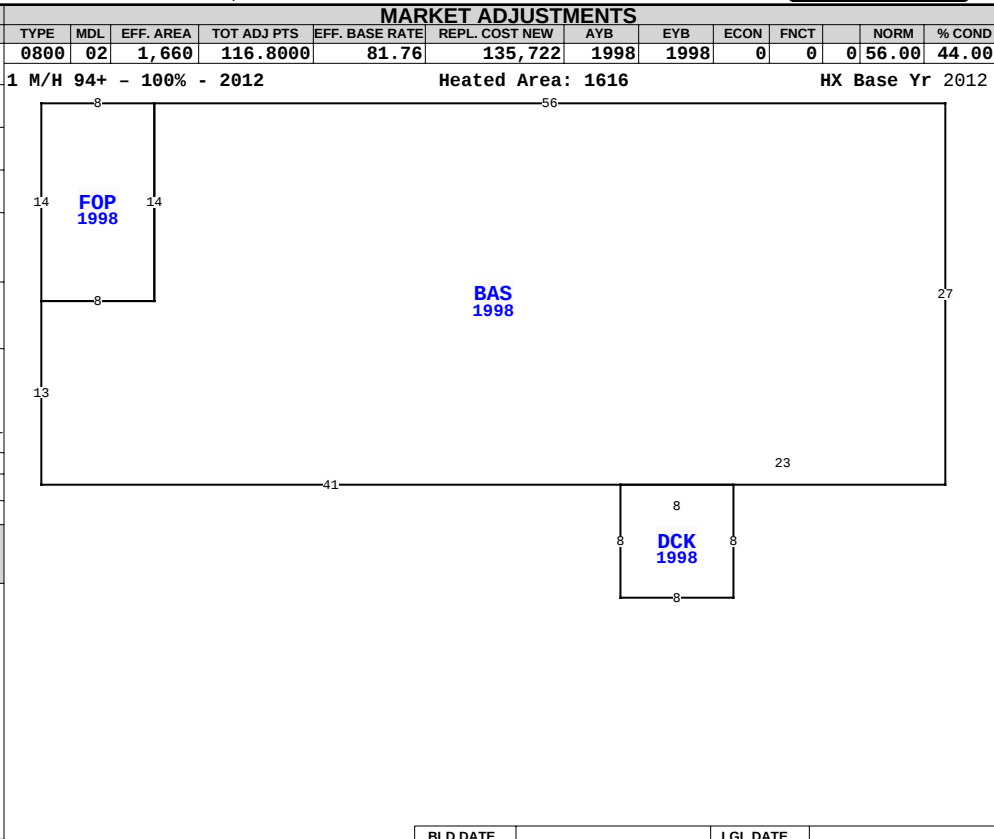
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	58,135
DCK	64	15	10	360
FOP	112	30	34	1,223
TOTALS	1,792		1,660	59,718

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
1	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	2001	2001	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 03/10/2018 BY KWX



94093 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/25/2023 MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2001	2001	3	20	200	

TOTAL OB/XF													
200													

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	59,718		
TOTAL MARKET OB/XF VALUE	200		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	109,918		
SOH/AGL Deduction	57,321		
ASSESSED VALUE	52,597		
TOTAL EXEMPTION VALUE	HX HB 27,597		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	109,918		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	79,804		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992574	MH MOVE-ON	0	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/0919	12/14/2011	WD	U	I	11	36,000
GRANTOR: FIRST NATIONAL BANK 0						
GRANTEE: NIPPER FRANCES ROY						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1998] W56 FOP=[YR=1998] W8 S14 E8 N14 \$ S14 W8 S13 E41 DCK=[YR=1998] S8 E8 N8 W8 \$ E23 N27 \$.													

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 50,000 PRINTED 08/02/2023 BY SYS