TRACT 11 & PAR 4-1
IN OR 2608/547
PT OF LIVE OAK DR OR 425/187

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0011-0000

BUILDING CHARACTERISTICS

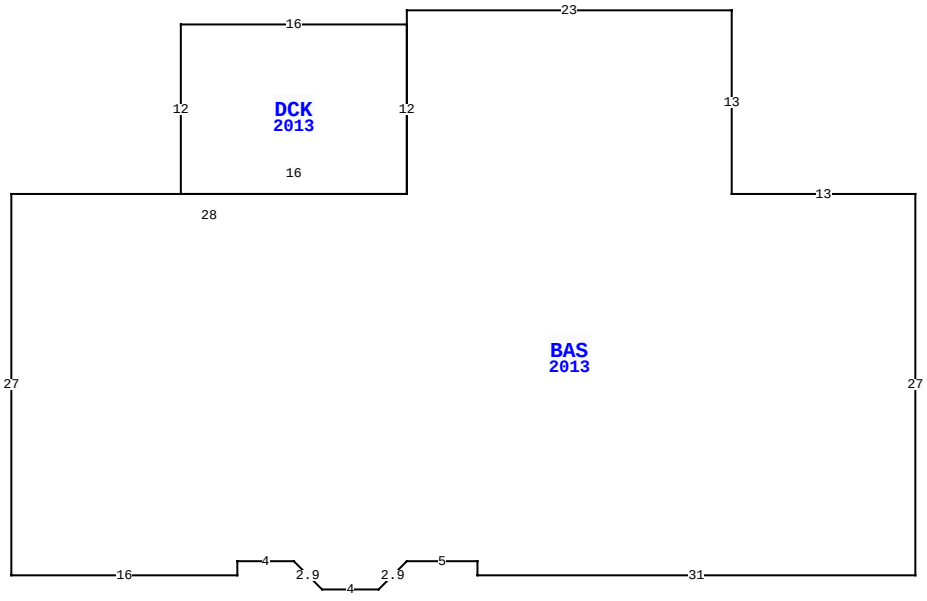
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 100
Stories	0	0 100
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	2,022	100	2,022	97,123
DCK	192	15	29	1,393
TOTALS	2,214		2,051	98,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,051	136.8400	88.95	182,436	1993	2003	0	0	0	46.00	54.00

2 M/H 93- – 0% - 0 Heated Area: 2022 HX Base Yr



94146 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE	12/11/2007	RK	LGL DATE	05/25/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	98,515
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	197,515
SOH/AGL Deduction	41,931
ASSESSED VALUE	155,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,584
TOTAL JUST VALUE	197,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125415	CO ISSUED	0	10/24/2012
M17176	MH	3,000	05/01/2012
B21124	DEMOLITION	3,000	02/01/2008
982276	MH MOVE-ON	0	06/01/1998
8915	MH MOVE-ON	2,000	05/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/0547	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2308/0486	9/30/2019	WD	Q	I	02	155,000
GRANTOR: ALLISON VENTURES LLC						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 N13 W23 S1 DCK=[YR=2013] W16 S12 E16
N12$S12 W28 S27 E16 N1 E4 D2 R2 E4 U2 R2 E5 S1 E31 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		RM	0.00	0.00	0.66	AC		1.00	1.00	1.00	150,000.00	150,000.00	99,000							

REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.66 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/02/2023 BY SYS