TRACT 14
IN OR 2090/112
HOLLY POINT UNIT 2 UNR

ROBERSON MICHAEL SHANE & JOANN
94178 DUCK LAKE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0014-0000

BUILDING CHARACTERISTICS

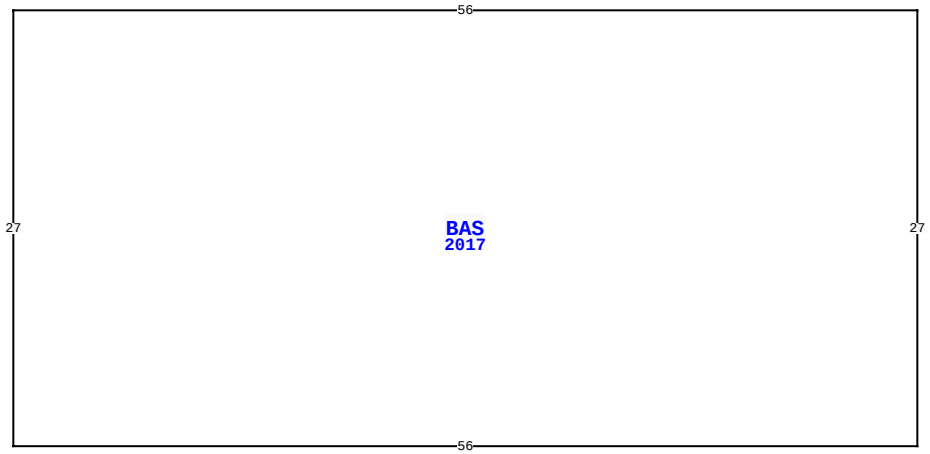
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	000	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	130,168
TOTALS	1,512		1,512	130,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	132.2400	92.57	139,966	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



94178 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	130,168
TOTAL MARKET OB/XF VALUE	11,610
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	182,778
SOH/AGL Deduction	44,466
ASSESSED VALUE	138,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,312
TOTAL JUST VALUE	182,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH176161	CO ISSUED	0	09/01/2017
MH176161	MH MOVE-ON	0	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2090/0112	12/20/2016	WD	U	I	37	18,000
GRANTOR: POUND TRACY ELEAZER						
GRANTEE: ROBERTSON MICHAEL S						
1353/0546	9/28/2005	WD	U	I	09	75,000
GRANTOR: YORK WAYNE & BETTY R						
GRANTEE: ELEAZER WALTER B II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S27 E56 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
1	0300	BOAT DCK W	0	0	0	0	430.00	SF	30.00	30.00	100	2018	2018	3	90	11,610	

TOTAL OB/XF 11,610

LAND DESCRIPTION

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	0.41	AC		1.00	1.00	1.00	100,000.00	100,000.00	41,000							

REVIEW DATE 01/30/2020 BY KWA Total Acres: 0.41 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 08/02/2023 BY SYS