TRACT 15
IN OR 2583/480
HOLLY POINT UNIT 2 UNR

PERRY DANIEL B
94186 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

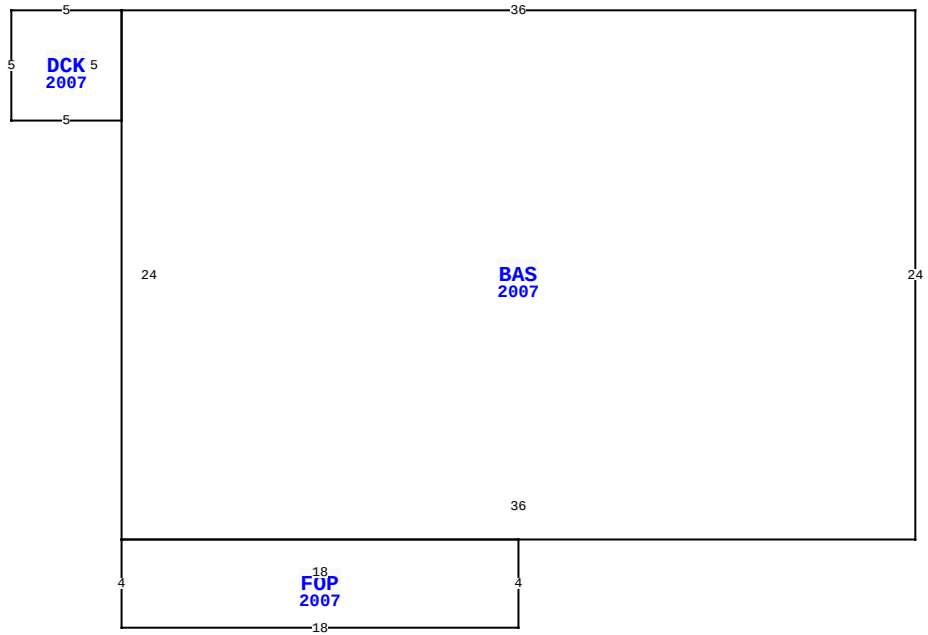
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	84,586
DCK	25	10	2	196
FOP	72	30	22	2,154
TOTALS	961		888	86,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	888	116.6400	105.27	93,480	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2002 Heated Area: 864 HX Base Yr 2002



94186 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,936
TOTAL MARKET OB/XF VALUE		4,284
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		145,220
SOH/AGL Deduction		77,989
ASSESSED VALUE		67,231
TOTAL EXEMPTION VALUE	HX HB VX	47,231
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		145,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801039	REPAIR/RRF	7,787	02/01/2018
E19241	ELEC OTHER	0	05/01/2007
E0617506	ELEC OTHER	2,000	06/01/2006
P0611199	OTHER	0	06/01/2006
R0609411	REPAIR/RRF	900	06/01/2006
C17580	CO ISSUED	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/0480	8/09/2022	QC	U	I	11	36,100
GRANTOR: PERRY HEATHER A						
GRANTEE: PERRY DANIEL B						
0972/0701	2/26/2001	WD	Q	I		28,500
GRANTOR: HOLT MARK H JR						
GRANTEE: PERRY DANIEL B & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W36 DCK=[YR=2007] W5 S5 E5N5 $ S24
FOP=[YR=2007] S4 E18 N4 W18$ E36 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	0350	CARPORT WD	0	100	9	14	126.00	SF	13.00	13.00	100	1987	1987	3	20	328	
2	0940	SHEDS/PORT	0	100	12	21	252.00	SF	30.00	30.00	100	1988	1988	3	20	1,512	
5	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2007	2007	3	89	2,444	

LAND DESCRIPTION

TOTAL OB/XF 4,284

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	100		RM	0.00	0.00	0.36	AC		1.00	1.00	1.00	150,000.00	150,000.00	54,000							

REVIEW DATE 03/10/2018 BY KW Total Acres: 0.36 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS