TRACT 26
HOLLY POINT UNIT 2 UNR

TUSO MARK ANTHONY & KATHY M
94611 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0026-0000

BUILDING CHARACTERISTICS

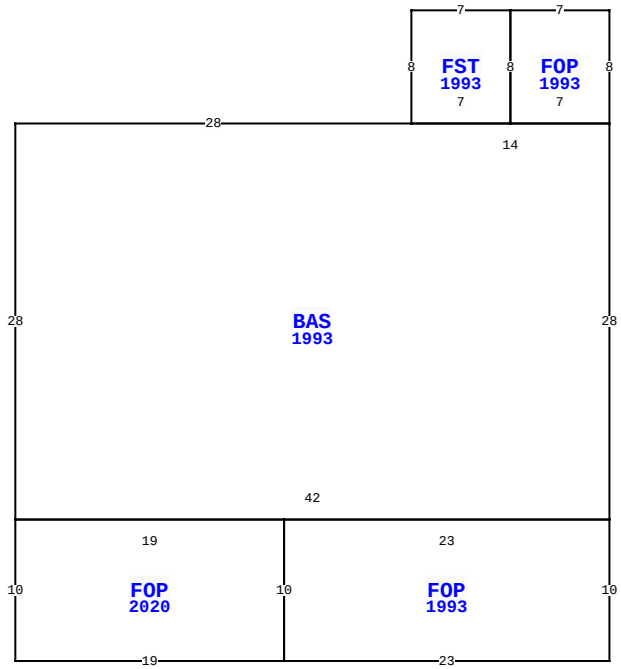
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,176	100	1,176	118,120
FOP	56	30	17	1,707
FOP	230	30	69	6,930
FOP	190	30	57	5,725
FST	56	55	31	3,114
TOTALS	1,708		1,350	135,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	124.6960	112.54	151,929	1988	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1176 HX Base Yr



94611 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	141,537
TOTAL MARKET OB/XF VALUE	402
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	191,939
SOH/AGL Deduction	22,143
ASSESSED VALUE	169,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,796
TOTAL JUST VALUE	191,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0081	10/05/2021	FJ	U	I	11	0
GRANTOR: BACON DOROTHY M EST						
GRANTEE: GOODBREAD VIRGINIA						
2424/1480	1/08/2021	WD	U	I	30	155,000
GRANTOR: CRISP KATHY DIANE ET						
GRANTEE: TUSO MARK ANTHONY &						

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1987	1987	3	20	402	

BUILDING DIMENSIONS

FOP=[YR=1993] W7FST=[YR=1993] W7 S8 BAS=[YR=1993] W28 S28 FOP=[YR=2020] S10 E19 FOP=[YR=1993] E23 N10 W23 S10$ N10 W19$ E42N28 W14 $ E7 N8 $ S8 E7 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 402

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	000100	C	SFR	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 07/27/2021 BY KWJH Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

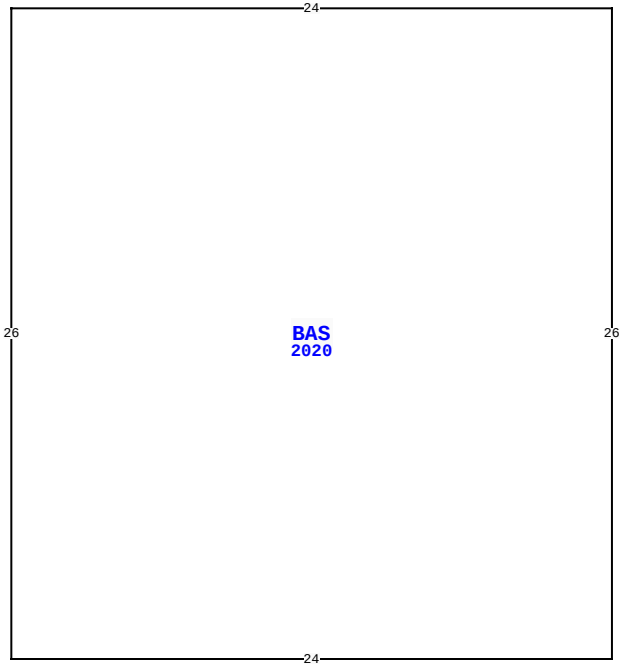
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	624	100	624	5,941
TOTALS	624		624	5,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	54.3950	19.04	11,881	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 624 HX Base Yr



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GRANTOR: CRISP KATHY DIANE ET						
GRANTEE: TUSO MARK ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S26 E24 N26$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/27/2021 BY KWJH Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS