LOTS 27 & 28
IN OR 2331/835
HOLLY POINT #2 UNR

JAYNES MICHELLE MAE
94155 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

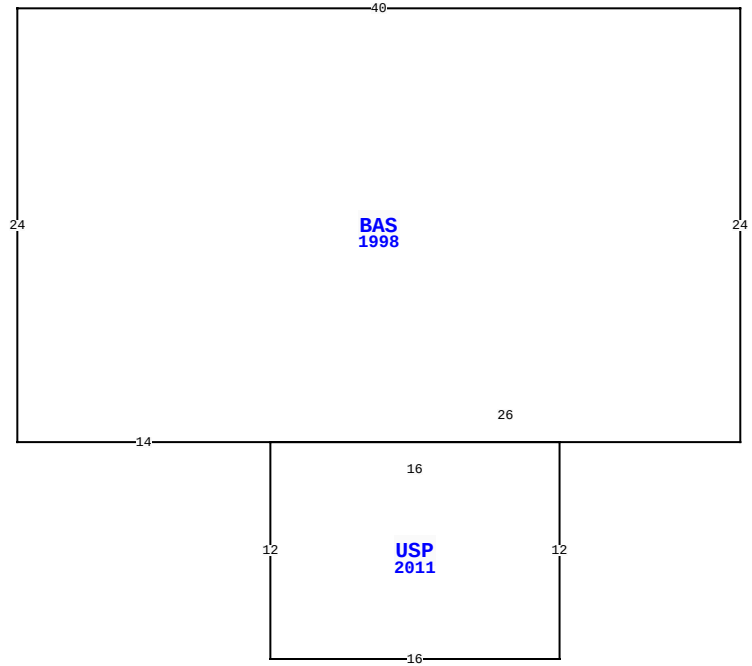
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	36,541
USP	192	50	96	3,654
TOTALS	1,152		1,056	40,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	122.0000	79.30	83,741	1986	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2020 Heated Area: 960 HX Base Yr 2020



94155 DUCK LAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,516
TOTAL MARKET OB/XF VALUE		3,326
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		158,842
SOH/AGL Deduction		78,399
ASSESSED VALUE		80,443
TOTAL EXEMPTION VALUE	HX HB	43,522
BASE TAXABLE VALUE		36,921
TOTAL JUST VALUE		158,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R02747	REPAIR/RRF	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2331/0835	1/07/2020	QC	U	I	11	100
GRANTOR: JONES LISA DIANE						
GRANTEE: JAYNES MICHELLE MAY						
1806/0776	2/29/2012	WD	U	I	30	185,000
GRANTOR: MCCORMACK LEO R						
GRANTEE: JAYNES MICHELLE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 E14 USP=[YR=2011] S12 E16 N12 W16 $ E26 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	0510	GARAGE WD-	0	100	12	24	288.00	SF	26.25	26.25	100	2005	2005	3	44	3,326	

LAND DESCRIPTION

TOTAL OB/XF 3,326

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	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 03/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

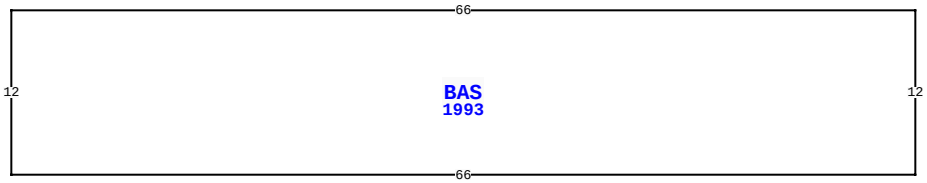
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	15,320
TOTALS	792		792	15,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	99.2000	64.48	51,068	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2020 Heated Area: 792 HX Base Yr 2020



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1806/0776	2/29/2012	WD	U	I	30	185,000
GRANTOR: MCCORMACK LEO R						
GRANTEE: JAYNES MICHELLE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E66 N12$.

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

REVIEW DATE 03/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS