TRACT 31 & 32 R359520
IN OR 2004/1651
HOLLY POINT UNIT 2 UNR

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

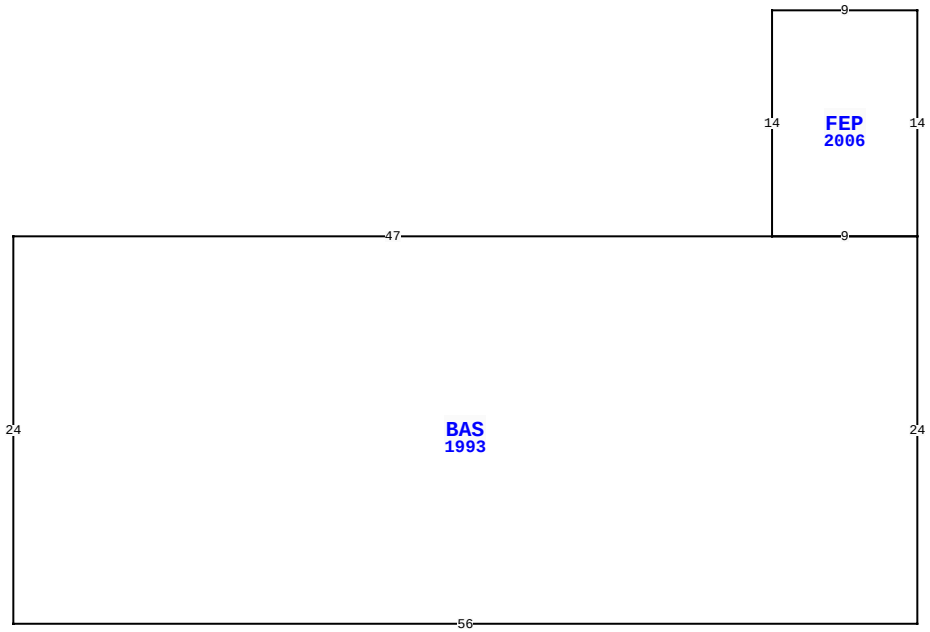
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	29,353
FEP	126	85	107	2,337
TOTALS	1,470		1,451	31,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,451	112.0000	72.80	105,633	1969	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1451 HX Base Yr



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

94654 DUCK LAKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,887
TOTAL MARKET OB/XF VALUE	3,235
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	168,122
SOH/AGL Deduction	79,379
ASSESSED VALUE	88,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,743
TOTAL JUST VALUE	168,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14562	ELEC OTHER	0	03/01/2005
MH4469	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2004/1651	9/24/2015	QC	U	I	11	100
GRANTOR: CONLEY OVIDA M						
GRANTEE: DAVIS SUSAN M						
0553/1148	10/05/1988	WD	U	V		10,000
GRANTOR: KELLY WM AVERY JR						
GRANTEE: CONLEL OVIDA M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2006] W9 S14 BAS=[YR=1993] W47 S24 E56 N24 W9$ E9 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	1242	WD DECK A	0	0	24	16	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
4	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	2005	2005	3	27	227	

LAND DESCRIPTION

TOTAL OB/XF 3,235

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000102	C	SFR/MH	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 01/24/2019 BY KWX 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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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	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

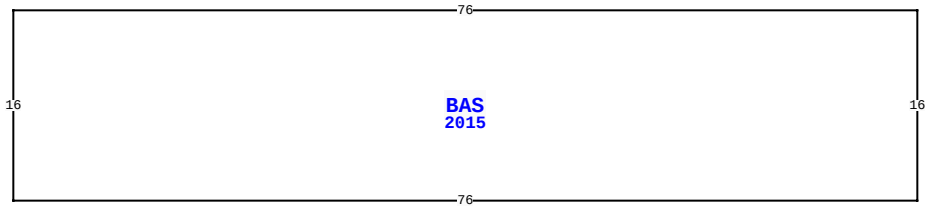
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	33,197
TOTALS	1,216		1,216	33,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	120.0000	78.00	94,848	1995	1995	0	0	0	65.00	35.00

2 M/H 93- – 0% - 0 Heated Area: 1216 HX Base Yr



94654 DUCK LAKE DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
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PREVIOUS YEAR MKT VALUE	122,665

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0553/1148	10/05/1988	WD	U	V		10,000
GRANTOR: KELLY WM AVERY JR						
GRANTEE: CONLEL OVIDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E76 N16$.

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 01/24/2019 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS