

TRACT 33
PT OR 2454/1059
1997 SKYL DW/MH

PRICE JOSHUA CALEB
94634 DUCK LAKE DRIVE E
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0033-0000



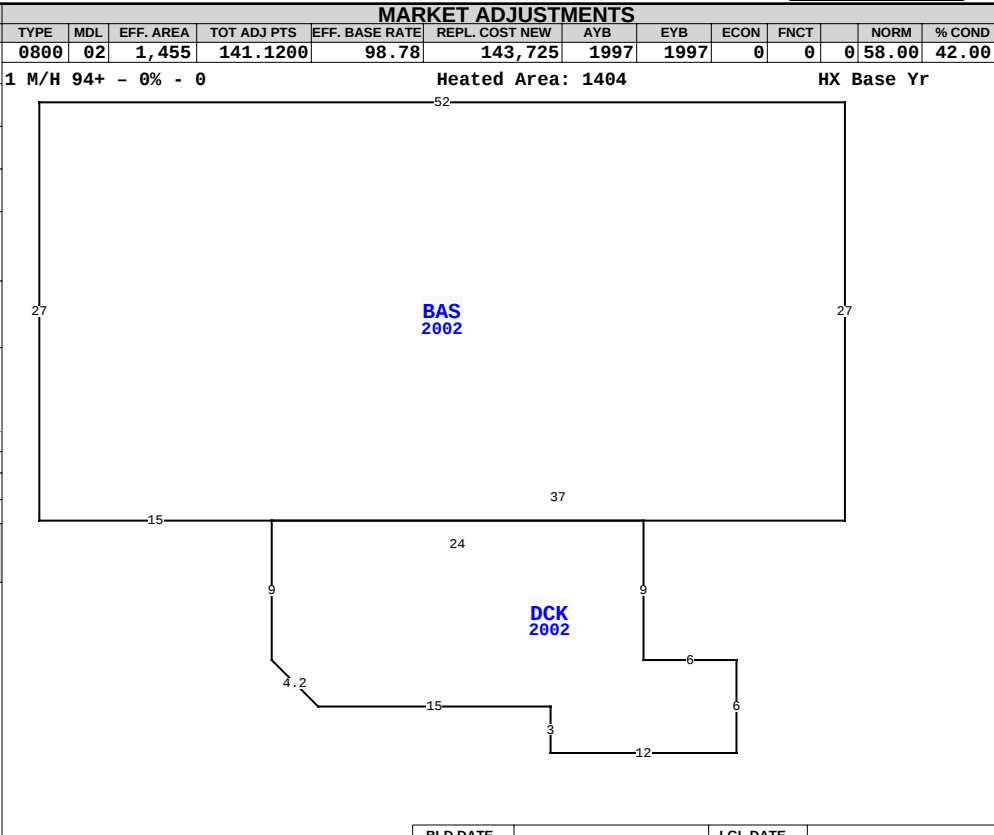
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	58,249
DCK	338	15	51	2,116

TOTALS	1,742	1,455	60,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	20	12		22.20	22.20



94634 DUCK LAKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0	0	20	12		22.20	22.20	100	2002	2002	3	21	1,119	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				60,364	
TOTAL MARKET OB/XF VALUE				1,119	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				111,483	
SOH/AGL Deduction				22,864	
ASSESSED VALUE				88,619	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				88,619	
TOTAL JUST VALUE				111,483	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				80,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2454/1059	3/23/2021	WD	Q	I	05
GRANTOR: YAZELL TYLER C & SONY					SALE PRICE
GRANTEE: PRICE JOSHUA CALEB					135,000
GRANTOR: YAZELL TYLER C & SONY					
GRANTEE: PRICE JOSHUA CALEB					
2094/0412	12/30/2016	WD	U	I	98
GRANTOR: NICHOLS PAUL E & LIND					90,000
GRANTEE: YAZELL TYLER C & SO					

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=2002] W52 S27 E15 DCK=[YR=2002] S9 R3 D3 E15 S3
E12 N6 W6 N9 W24\$ E37 N27 \$.