

TRACT 49
IN OR 2565/1231
HOLLY POINT UNIT 2 UNR

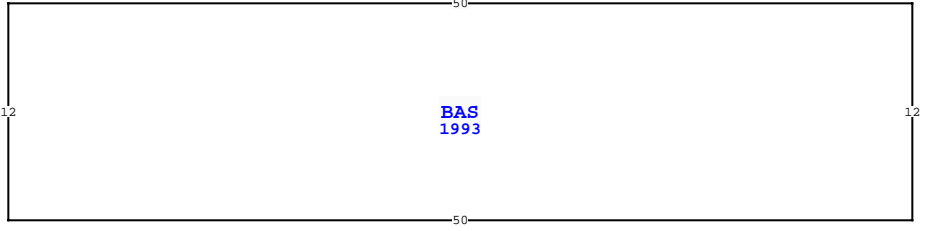
WORTH-PAGE BOBBIE SUE
94590 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525B-0049-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
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
Quality	06	Quality Level 06	
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
BAS	600	100	600
			47,338
TOTALS	600		600
			47,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	94+	- 100%	- 2023								
					Heated Area: 600			HX Base Yr 2023				



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		47,338			
TOTAL MARKET OB/XF VALUE		2,950			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		100,288			
SOH/AGL Deduction		65,277			
ASSESSED VALUE		35,011			
TOTAL EXEMPTION VALUE		HX HB 25,000			
BASE TAXABLE VALUE		10,011			
TOTAL JUST VALUE		100,288			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		64,492			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1231	5/25/2022	WD	Q	I	01	170,000
GRANTOR: FARMER ALYCE J						
GRANTEE: WORTH-PAGE BOBBIE S						
2308/0761	9/27/2019	WD	Q	I	01	70,000
GRANTOR: BANKHEAD VICTORIA K						
GRANTEE: FARMER ALYCE J						

EXTRA FEATURES													94590 DUCK LAKE DR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	0811	CONCRETE B	0	100	0	0	1,120.00	SF	5.20	5.20	100	1980	1980	3	35	2,038	
2	0351	CARPOR MT	0	100	0	0	360.00	SF	10.00	10.00	100	1994	1994	3	20	720	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
TOTAL OB/XF 2,950																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W50 S12 E50 N12§.

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	DPHT 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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							