

LOT 27 IN OR 922/1985
R787532 R787533
HOLLY POINT UNIT 3 UNR

MCCONE JEFFREY S/BRADHAM SANDRA L
94447 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525C-0027-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																														
Exterior Wall	30	VINYL 100	0800	02	2,490	135.5200	94.86	236,201	1999	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD																													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1987													Heated Area: 2356										HX Base Yr 1987																			
Roof Cover	12	MODULAR MT 100	76 31 34 16 12 16 31 42 BAS 1999 UEP 2016																							Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																								BUILDING MARKET VALUE										108,652									
Interior Floo	14	CARPET 80																								TOTAL MARKET OB/XF VALUE										9,145									
Interior Floo	08	SHT VINYL 20																								TOTAL LAND VALUE - MARKET										42,500									
Air Condition	03	CENTRAL 100																								TOTAL MARKET VALUE										160,297									
Heating Type	04	AIR DUCTED 100																								SOH/AGL Deduction										86,524									
Bedrooms		5 100																								ASSESSED VALUE										73,773									
Bathrooms		2 100																								TOTAL EXEMPTION VALUE										HX HB 48,773									
Frame	02	WOOD FRAME 100																								BASE TAXABLE VALUE										25,000									
Stories	1.	1. 100																								TOTAL JUST VALUE										160,297									
Units		0 100	NCON VALUE										0																																
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 114,201																																
Quality		04	Quality Level 04																																										
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	2,356	100	2,356	102,805																																									
UEP	192	70	134	5,847																																									
TOTALS		2,548	2,490	108,652																																									
EXTRA FEATURES					94447 DUCK LAKE DR, FERNANDINA BEACH																																								
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																														
2	1242	WD DECK A	0 100	8 12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192																															
3	0810	CONCRETE A	0 100	2 24	48.00	SF	6.50	6.50	100	1997	1997	3	75	234																															
5	0510	GARAGE WD-	0 100	24 24	576.00	SF	35.00	35.00	100	1998	1998	3	27	5,443																															
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																															
7	1242	WD DECK A	0 100	14 12	168.00	SF	10.00	10.00	100	1999	1999	3	20	336																															
LAND DESCRIPTION		TOTAL OB/XF 9,145																																											
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	0.85	50,000.00	42,500.00	42,500																												
REVIEW DATE 06/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 08/02/2023 BY SYS																																													