LOT 25
IN OR 2460/527
HOLLY POINT UNIT 4 UNR

STAGGERS SCOTT D
94265 DUCK LAKE DIRVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0025-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

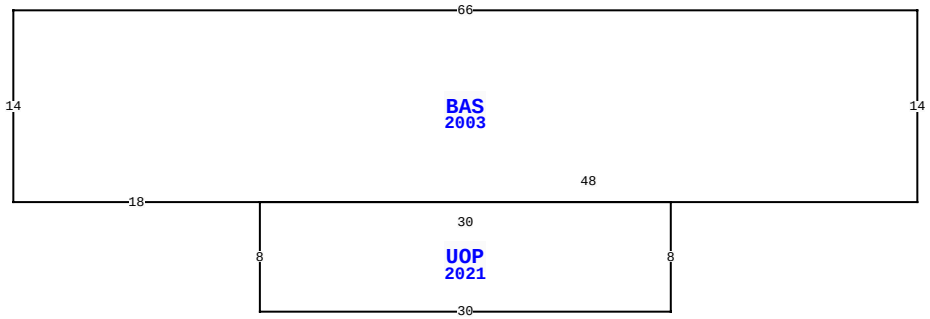
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	58,541
UOP	240	25	60	3,801
TOTALS	1,164		984	62,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	984	133.1000	93.17	91,679	2003	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



94265 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,342
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	115,422
SOH/AGL Deduction	25,846
ASSESSED VALUE	89,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,576
TOTAL JUST VALUE	115,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0527	5/07/2021	WD	Q	I	01	105,000
GRANTOR: ADAMS JOHN DAVID JR						
GRANTEE: STAGGERS SCOTT D						
2413/1128	12/03/2020	WD	Q	I	01	54,500
GRANTOR: PETERS DANIEL & DORA						
GRANTEE: ADAMS JOHN DAVID JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S14 E18 UOP=[YR=2021] S8 E30 N8 W30$ E48 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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/09/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS