

LOT 26
IN OR 1731/1539
1989 SUMMIT D/W

SPEARS TERRY L
94273 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0026-0000



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	10	ABOVE AVG 100	0820	02	1,344	119.2000	77.48	104,133	1989	1989	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2012													Heated Area: 1344										HX Base Yr 2012									
Roof Cover	03	COMP SHNGL 100	24 56 56 24 BAS 1993																																
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	08	SHT VINYL 20																																	
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	1,344	100	1,344	31,240																															
TOTALS		1,344	1,344	31,240																															
EXTRA FEATURES										94273 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																			
1	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256																				
2	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	1994	1994	3	20	64																				
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	25	5,040																				
TOTAL OB/XF 5,360																																			
LAND DESCRIPTION																																			
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																		
REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																			