

LOT 29
IN OR 2423/686
HOLLY POINT UNIT 4 UNR

REED HARRY H JR L/E/
94291 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0029-0000



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	0820	02	1,520	134.2000	87.23	132,590	1985	2005	0	0	42.00	58.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 100% - 2016													Heated Area: 1440										HX Base Yr 2016									
Roof Cover	12	MODULAR MT 100	16 10 USP 2014 16 10 40 20 24 BAS 1995 24 60																																
Interior Wall	05	DRYWALL 100																																	
Interior Floop	13	LVT/LAMMT 100																																	
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			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	1,440	100	1,440	72,854																															
USP	160	50	80	4,047																															
TOTALS			1,600	1,520	76,902																														
EXTRA FEATURES			94291 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																			
5	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	2013	2013	3	65	624																				
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700																				
7	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.00	18.00	100	2022	2022	3	100	5,184																				
LAND DESCRIPTION																	TOTAL OB/XF 7,508																		
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	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																		
REVIEW DATE 06/22/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																			