

LOT 30
IN OR 1927/1093
R224026 & R224027

MANDISH MARY/MANDISH PATRICIA EST
94303 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 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
BUD4 Adjustme	03	. 100
BUD8 Adjustme	04	DIST 01 100

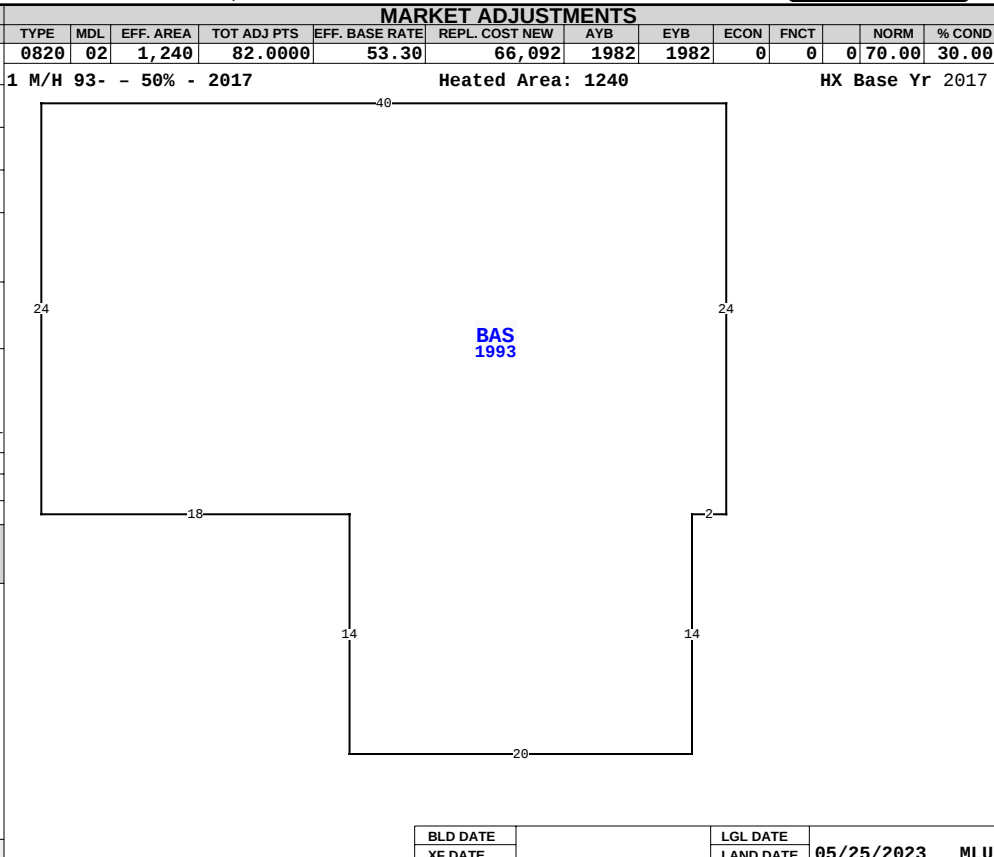
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	19,828
TOTALS	1,240		1,240	19,828

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	0500	FP-PRE FAB	0	50	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	1242	WD DECK A	0	50	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION			TOTAL OB/XF 2,146													
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
1	000102	C	SFR/MH	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

REVIEW DATE 06/28/2017 BY KWX



94303 DUCK LAKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/25/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				19,828	
TOTAL MARKET OB/XF VALUE				2,146	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				71,974	
SOH/AGL Deduction				37,935	
ASSESSED VALUE				34,039	
TOTAL EXEMPTION VALUE		HA HAB		13,973	
BASE TAXABLE VALUE				20,066	
TOTAL JUST VALUE				71,974	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				50,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1927/1093	6/17/2014	WD	Q	I	02	28,000	
GRANTOR: CHAE PROPERTIES LLC							
GRANTEE: MANDISH MARY & PATR							
1927/1090	6/17/2014	WD	U	I	11	100	
GRANTOR: PARADAY DELMER C & KI							
GRANTEE: CHAE PROPERTIES LLC							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W40 S24 E18 S14 E20 N14 E2 N24\$.															

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