LOT 32
IN OR 2015/1318
HOLLY POINT UNIT 4 UNR

LEDFORD DAVID S & TAMARA R
94323 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	04	Quality Level 04

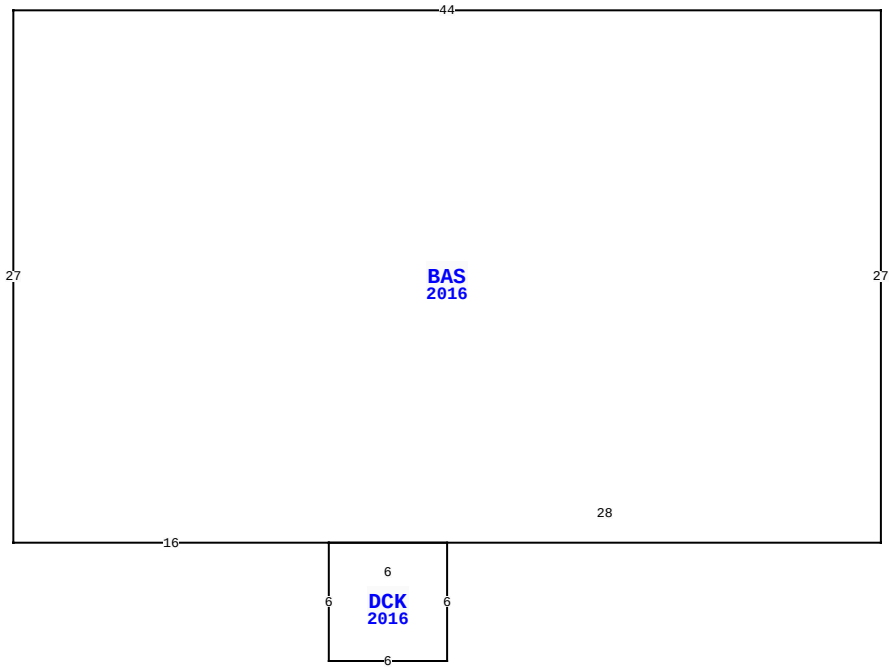
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	96,485
DCK	36	15	5	406
TOTALS	1,224		1,193	96,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,193	128.9200	90.24	107,656	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1188 HX Base Yr 2017



94323 DUCK LAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,890
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		47,500
TOTAL MARKET VALUE		144,390
SOH/AGL Deduction		76,859
ASSESSED VALUE		67,531
TOTAL EXEMPTION VALUE	HX HB	42,531
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165713	CO ISSUED	0	04/04/2016
MH165713	MH MOVE-ON	0	03/01/2016
8000	MH MOVE-ON	900	12/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1318	11/24/2015	WD	Q	V	01	12,000
GRANTOR: MARCUM CHARLES A						
GRANTEE: LEDFORD DAVID S & T						
2003/0307	9/10/2015	QC	U	V	11	2,500
GRANTOR: CULBRETH WILLIE M III						
GRANTEE: MARCUM CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W44 S27 E16 DCK=[YR=2016] S6 E6 N6 W6$ E28 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100			0.00	0.00	1.00	LT		1.00	1.00	0.95	50,000.00	47,500.00	47,500							

REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/02/2023 BY SYS