LOTS 33 & 34 IN OR 2077/1407
1988 FLEET DW/MH
HOLLY POINT UNIT 4 UNR

CARVER DOUGLAS & EMILY
94349 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0033-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

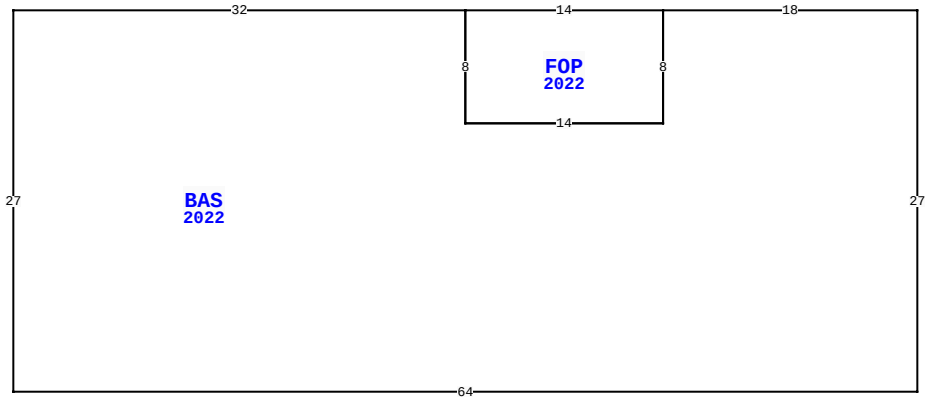
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	140,433
FOP	112	30	34	2,955
TOTALS	1,728		1,650	143,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,650	125.4000	87.78	144,837	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2018 Heated Area: 1616 HX Base Yr 2018



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

94349 DUCK LAKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,389
TOTAL MARKET OB/XF VALUE		1,303
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		229,692
SOH/AGL Deduction		26,638
ASSESSED VALUE		203,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,054
TOTAL JUST VALUE		229,692
NCON VALUE		143,388
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012006	CO ISSUED	0	11/01/2022
MH14684	MH MOVE-ON	0	10/25/2021
7553	MH MOVE-ON	29,900	11/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1407	10/11/2016	WD	Q	I	01	75,000
GRANTOR: EDWARDS DONNA J						
GRANTEE: CARVER DOUGLAS & EM						
1970/0693	3/26/2015	WD	U	I	37	27,000
GRANTOR: GIBSON EDNA B						
GRANTEE: EDWARDS CARL E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W14 S8 E14 N8$ S8 W14 N8 W32 S27 E64 N27$.

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1989	1989	3	20	579	
4	0940	SHEDS/PORT	0	100	10	18	180.00	SF	20.10	20.10	100	1990	1990	3	20	724	

LAND DESCRIPTION

TOTAL OB/XF 1,303

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	100			0.00	0.00	2.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	85,000							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS