

RUSSELL KAGEN P
94367 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

45-2N-28-525D-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,836	140.8800	98.62	181,066	1995	2005		0	0	42.00	58.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2019										Heated Area: 1836										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100								27 68 27 68 BAS 1995																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	13	LVT/LAMNT 30																																					
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																																					
BUD8 Adjustme	04	DIST 01 100																																					
Quality		05	Quality Level 05																																				
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	1,836	100	1,836	105,018																																			
TOTALS		1,836		1,836	105,018																																		
EXTRA FEATURES										94367 DUCK LAKE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/25/2023		MLU											
										XF DATE								LAND DATE																					
										INC DATE								AG DATE																					
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																						
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																							
3	1242	WD DECK A	0	100	0	0	232.00	SF	10.00	10.00	100	2013	2013	3	65	1,508																							
LAND DESCRIPTION										TOTAL OB/XF										4,273																			
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	1.50	50,000.00	75,000.00	75,000																						