LOT 36
IN OR 2556/1463
HOLLY POINT UNIT 4 UNR

WILLIAMS RYAN TYLER/GRIFFIN DESTINEE CIERRA
94383 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

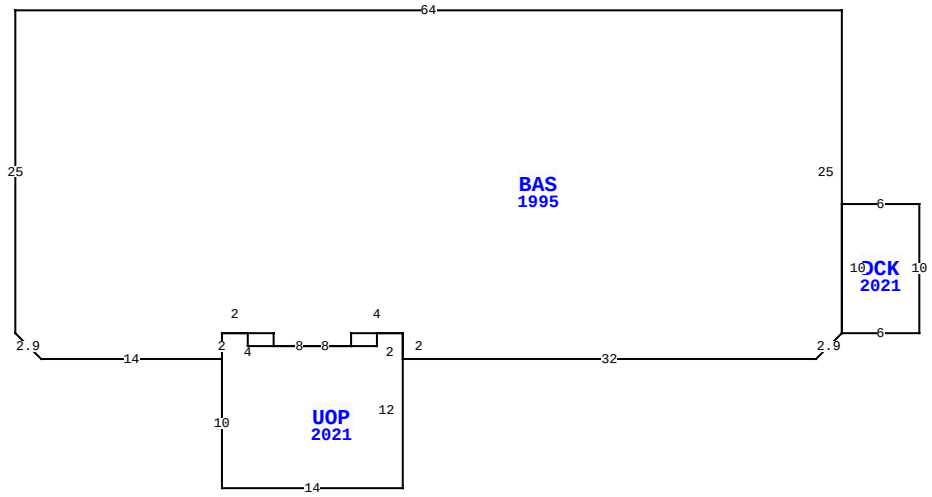
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	84,507
DCK	60	15	9	446
UOP	160	25	40	1,984
TOTALS	1,924		1,753	86,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,753	147.6000	103.32	181,120	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2023 Heated Area: 1704 HX Base Yr 2023



94383 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,938
TOTAL MARKET OB/XF VALUE		5,669
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		142,607
SOH/AGL Deduction		0
ASSESSED VALUE		142,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,607
TOTAL JUST VALUE		142,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 1001	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1463	4/15/2022	WD	Q	I	02	175,000
GRANTOR: FERNANDEZ ASHLEY S &						
GRANTEE: WILLIAMS RYAN TYLER						
2382/1949	8/07/2020	WD	Q	I	01	135,000
GRANTOR: MOORIAN DAVID L & ALI						
GRANTEE: FERNANDEZ ASHLEY S						

BUILDING NOTES

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
1	0351	CARPORT MT	0	100	20	20	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
2	0940	SHEDS/PORT	0	100	20	11	220.00	SF	20.10	20.10	100	1985	1985	3	20	884	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2005	2005	3	27	1,620	

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S25 D2 R2 E14 UOP=[YR=2021] S10 E14 N12 W2 S1 W8 N1 W4 S2$N2 E2 S1 E8 N1 E4 S2 E32 R2 U2
DCK=[YR=2021] E6 N10 W6 S10$ N25 $.

LAND DESCRIPTION

TOTAL OB/XF 5,669

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS