LOT 47
IN OR 2233/1425
HOLLY POINT UNIT 4 UNR

HUBBARD MARVELL LEROY & JACQUELINE MOBLEY
94320 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

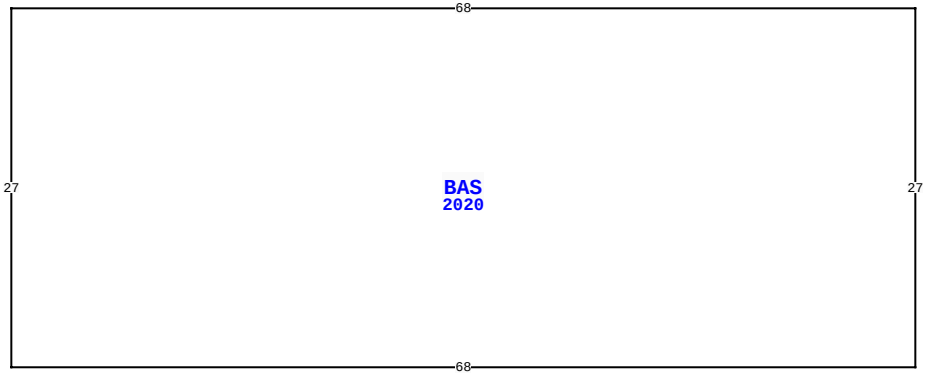
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,836	100	1,836	47,192
TOTALS	1,836		1,836	47,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	122.4000	85.68	157,308	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2021 Heated Area: 1836 HX Base Yr 2021



94320 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		47,192
TOTAL MARKET OB/XF VALUE		1,642
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		98,834
SOH/AGL Deduction		20,500
ASSESSED VALUE		78,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,334
TOTAL JUST VALUE		98,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013465	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1425	9/27/2018	WD	Q	I	01	35,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: HUBBARD MARVELL LER						
0939/1656	7/11/2000	WD	Q	V		10,000
GRANTOR: FROHOCK JEANNETTE E						
GRANTEE: NASSAU RURAL PROPER						

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2017	2017	3	82	1,050	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2015	2015	3	74	592	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W68 S27 E68 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,642

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 05/21/2021 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS