

LUCAS JUDITH ROBIN
94225 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-525E-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme04

MODULAR MT 100 DRYWALL 100 CARPET 100 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 DIST 01 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LC030200MOBILE HOME044003.00

Quality Level 03MOBILE HOMEMKT AREA04

TOTALS

1,2841,18028,532

EXTRA FEATURES94225 DUCK LAKE DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198719873642,240

20510GARAGE WD-01002616416.00SF35.0035.00100199819983273,931

30350CARPORT WD01002014280.00SF13.0013.0010019981998320728

LAND DESCRIPTIONTOTAL OB/XF6,899

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJTUNIT PRICETOT ADJUST UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000.000.001.00LT1.001.001.1550,000.0057,500.0057,500

REVIEW DATE06/28/2017BYKWTotal Acres: 0.00Total Land Value: 57,500Market: 0Agricultural: 0Common: 57,500PRINTED 08/02/2023 BY SYS

MARKE MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,180124.000080.6095,1081987198700070.0030.00

Heated Area: 1165HX Base Yr 2022

BAS1993

FEP2011

DCK1993

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE28,532TOTAL MARKET OB/XF VALUE6,899TOTAL LAND VALUE - MARKET57,500TOTAL MARKET VALUE92,931SOH/AGL Deduction27,705ASSESSED VALUE65,226TOTAL EXEMPTION VALUE HX HB40,226BASE TAXABLE VALUE25,000TOTAL JUST VALUE92,931NCNON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE63,326

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2331/11041/08/2020WD Q I 0165,000GRANTOR:MOUNTAIN WEST IRA FBOGRANTEE:LUCAS JUDITH ROBIN2113/12852/07/2017WD U I 1240,000GRANTOR: TRADEMARK INVESTMENTGRANTEE:MOUNTAIN WEST IRA F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E20 FEP=[YR=2011] S8 E12 DCK=[YR=1993]
S3 E12 N11 W8 S8 W4\$ E4 N8W16\$ E24 N24\$.