

HAZEN CYNTHIA M
94014 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD	30	VINYL 100	0800	01	1,860	112.3500	84.26	156,724	1999	1999	0	0	0	56.00	44.00	VALUATION BY																										
Exterior Wall	03	GABLE/HIP	100	1 M/H 94+ - 100% - 2009										Heated Area: 1860										HX Base Yr 2009										STANDARD									
Roof Structure	03	GABLE/HIP	100																																								
Roof Cover	12	MODULAR MT	100																																								
Interior Wall	05	DRYWALL	100																																								
Interior Floor	14	CARPET	70																																								
Interior Floor	08	SHT VINYL	30																																								
Air Condition	03	CENTRAL	100																																								
Heating Type	04	AIR DUCTED	100																																								
Bedrooms		4	100																																								
Bathrooms		2	100																																								
Frame	02	WOOD FRAME	100																																								
Stories	0	0	100																																								
Units	0	0	100																																								
Occupancy	00	NONE	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	1,860	100	1,860	68,959																																							
TOTALS		1,860	1,860	68,959																																							
EXTRA FEATURES										94014 DUCK LAKE DR, FERNANDINA BEACH										BLD DATE																							
																				LGL DATE																							
																				LAND 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	04/24/2024 MLU																										
1	1242	WD DECK A	0 100	19	10	190.00	SF	10.00	10.00	100	2015	2015	3	70	1,330																												
2	1242	WD DECK A	0 100	12	11	132.00	SF	10.00	10.00	100	2015	2015	3	70	924																												
LAND DESCRIPTION										TOTAL OB/XF										2,254																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																										
REVIEW DATE 04/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																											