

TRACT 30 IN OR 2216/1011
2004 CHNC DW/MH
HOLLY POINT UNIT 1 UNR

KERNS ANNA
94048 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0030-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality		06	Quality Level 06	
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	1,176	100	1,176	99,578
FOP	70	30	21	1,778
TOTALS		1,246	1,197	101,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,197	150.5400	112.90	135,141	2004	2014	0	0	0	25.00	75.00
1 M/H 94+ - 100% - 2019 Heated Area: 1176 HX Base Yr 2019												
BAS 2005 FOP 2018												
94048 DUCK LAKE DR, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					101,356				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					176,356				
SOH/AGL Deduction					81,566				
ASSESSED VALUE					94,790				
TOTAL EXEMPTION VALUE					HX HB WX DX SX 94,790				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					176,356				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					150,912				