TRACT 36 (EX SE 100 FT)
IN OR 2598/912
ESMT IN OR 378/794

COOK LOIS J
94120 DUCK LAKE DR
FERNANDINA BEACH, FL 32024

2024

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

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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		0 100
Quality	06	Quality Level 06

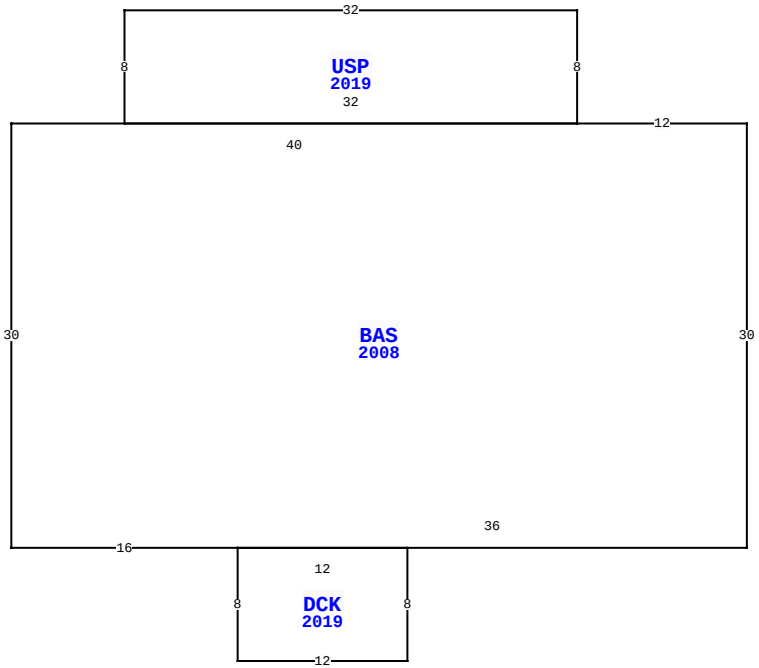
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	115,803
DCK	96	15	14	1,039
USP	256	50	128	9,502
TOTALS	1,912		1,702	126,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,702	159.6400	119.73	203,780	2008	2008	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2023 Heated Area: 1560 HX Base Yr



94120 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,344
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		201,344
SOH/AGL Deduction		24,465
ASSESSED VALUE		176,879
TOTAL EXEMPTION VALUE	13	176,879
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5021	CO ISSUED	0	12/01/2007
MH5021	MH MOVE-ON	0	12/01/2007
E20233	ELEC OTHER	0	11/01/2007
M13437	MECH OTHER	0	11/01/2007
94-336	MH MOVE-ON	0	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0912	10/21/2022	WD	Q	I	01	250,000
GRANTOR: SCHLOSSBERG JOEL						
GRANTEE: COOK LOIS J						
1989/0986	6/15/2015	SW	U	I	12	54,800
GRANTOR: SELENE FINANCE LP						
GRANTEE: SCHLOSSBERG JOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 USP=[YR=2019] N8 W32 S8 E32$ W40 S30 E16
DCK=[YR=2019] S8 E12 N8 W12$ E36 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	105.00	200.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/20/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS