TRACT 1 & 2 R672541 & R672542
IN OR 2023/1791
HOLLY POINT UNIT 2 UR

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	02	Quality Level 02

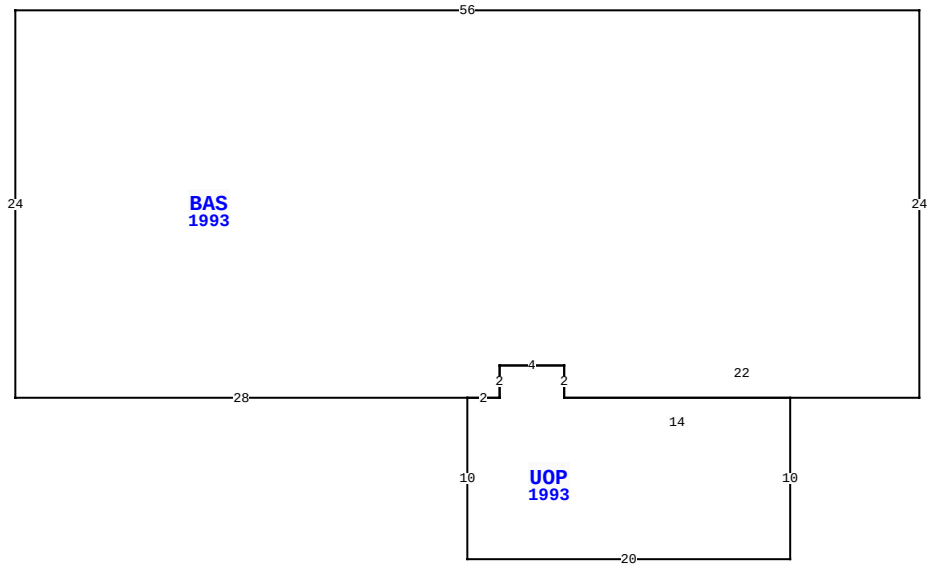
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	18,985
UOP	208	25	52	739
TOTALS	1,544		1,388	19,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,388	81.2000	56.84	78,894	1975	1975	0	0	5	70.00	25.00

1 M/H 93- – 0% - 0 Heated Area: 1336 HX Base Yr



94061 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	19,724
TOTAL MARKET OB/XF VALUE	5,223
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	152,447
SOH/AGL Deduction	80,841
ASSESSED VALUE	71,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,606
TOTAL JUST VALUE	152,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2023/1791	1/13/2016	QC	U	I	11	35,000
GRANTOR: STANLEY BLAKE D						
GRANTEE: DAVIS SUSAN M						
0253/0411	11/01/1977	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E28 UOP=[YR=1993] S10 E20 N10W14 N2 W4 S2 W2$E2 N2 E4 S2 E22 N24 $.

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	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0940	SHEDS/PORT	0	0	24	10	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
3	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	

LAND DESCRIPTION

TOTAL OB/XF 5,223

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	0		RM	0.00	0.00	2.00	LT		1.00	1.00	0.85	75,000.00	63,750.00	127,500							

REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS