

PDJ LLC
94085 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

45-2N-28-525B-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
08 SHT VINYL 100
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100

0 100

QUALITY03

Quality Level 03

DOR CODE0200

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

1,508

100

1,508

36,101

TOTALS

1,508

1,508

36,101

EXTRA FEATURES

94085 DUCK LAKE DR, FERNANDINA BEACH

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

1

1242

WD DECK A

00

8

10

80.00 SF

10.00

10.00

100

2012

2012

3

55

440

2

1242

WD DECK A

00

8

10

80.00 SF

10.00

10.00

100

2012

2012

3

55

440

LAND DESCRIPTION

TOTAL OB/XF

880

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

0

RM

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

082002

1,508

114.0000

79.80

120,338

1992

1992

0

0

70.00

30.00

2 M/H 93- - 0%

- 0

Heated Area: 1508

HX Base Yr

56

27

53

24

4.2

BAS

2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

36,101

880

75,000

111,981

44,754

67,227

0

67,227

111,981

0

84,483

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH5414

CO ISSUED

0

07/27/2012

M17175

NEW MH

0

05/01/2012

P15932

NEW MH

0

05/01/2012

8958

MH MOVE-ON

0

07/01/1992

7664

MH MOVE-ON

34,000

01/27/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VARIATION

RSN CD

SALE PRICE

1781/1386

2/29/2012

TD

U

I

11

18,500

GRANTOR: SHEFFIELD J HOWARD TR

GRANTEE: PDJ LLC

1754/0957

8/30/2011

CT

U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: SHEFFIELD WILLIAM F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S27 E53 U3 R3 N24 \$.