TRACT 16
IN OR 2248/1953
HOLLY POINT UNIT 2

NEAVES GLADYS PATRICIA/NEAVES JONATHON P
94194 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0016-0000

BUILDING CHARACTERISTICS

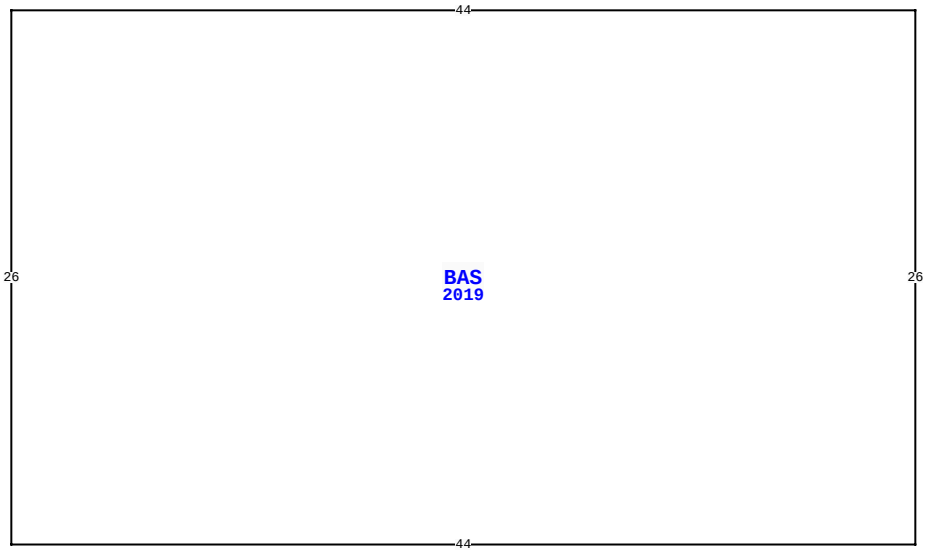
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,144	100	1,144	95,856
TOTALS	1,144		1,144	95,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	117.6000	88.20	100,901	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2006 Heated Area: 1144 HX Base Yr 2006



94194 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 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		95,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		152,856
SOH/AGL Deduction		59,430
ASSESSED VALUE		93,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,426
TOTAL JUST VALUE		152,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH190877	CO ISSUED	0	04/02/2019
MH190877	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2248/1953	1/14/2019	WD	U	I	11	100
GRANTOR: NEAVES GLADYS P & PAT						
GRANTEE: NEAVES JONATHON P &						
1733/0050	3/31/2011	WD	U	I	30	100
GRANTOR: NEAVES GLADYS PATRICI						
GRANTEE: NEAVES GLADYS PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S26 E44 N26$.

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	000116	C	SFR MARSH	100		RM	0.00	0.00	0.38	AC		1.00	1.00	1.00	150,000.00	150,000.00	57,000							

REVIEW DATE 01/03/2020 BY KW Total Acres: 0.38 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 08/06/2024 BY SYS