TRACT 20 R673614
IN OR 1371/1517
HOLLY POINT UNIT 2 UNR

KEITH DONALD L
94673 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	03	Quality Level 03

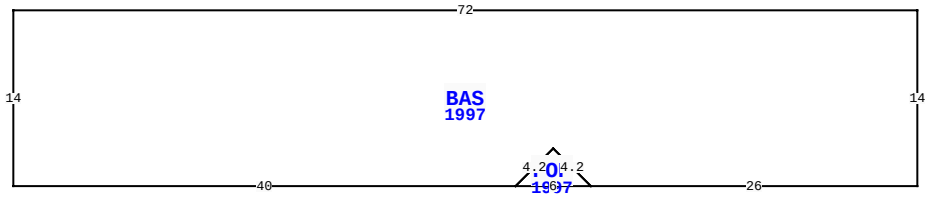
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	999	21,860
FOP	9	30	3	66
TOTALS	1,008		1,002	21,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,002	104.2000	72.94	73,086	1983	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 999 HX Base Yr



94673 DUCK LAKE DR, FERNANDINA BEACH

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

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	1242	WD DECK A	0	0	8	20	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	
2	0510	GARAGE WD-	0	0	35	24	840.00	SF	35.00	35.00	100	2012	2012	3	68	19,992	
3	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2012	2012	3	93	1,741	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,926
TOTAL MARKET OB/XF VALUE	22,053
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	118,979
SOH/AGL Deduction	12,601
ASSESSED VALUE	106,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,378
TOTAL JUST VALUE	118,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25360	ELEC OTHER	0	08/01/2012
B26106	ADDITION	33,130	06/01/2012
971933	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/1517	12/06/2005	WD	Q	I		48,000
GRANTOR: BURNSED HUBERT E						
GRANTEE: KEITH DONALD L						
0836/1661	6/09/1998	WD	Q	I		36,600
GRANTOR: RYAN LEE MICHELLE						
GRANTEE: BURNSED HUBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W72 S14 E40 FOP=[YR=1997] E6 U3 L3 L3 D3 $ U3 R3 R3 D3 E26 N14$.

LAND DESCRIPTION

TOTAL OB/XF 22,053

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	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/09/2019 BY KWVJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS