TRACT 22
IN OR 2382/399
HOLLY POINT UNIT 2 UNR

DAUGHERTY SUE A L/E/
94655 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0022-0000

BUILDING CHARACTERISTICS

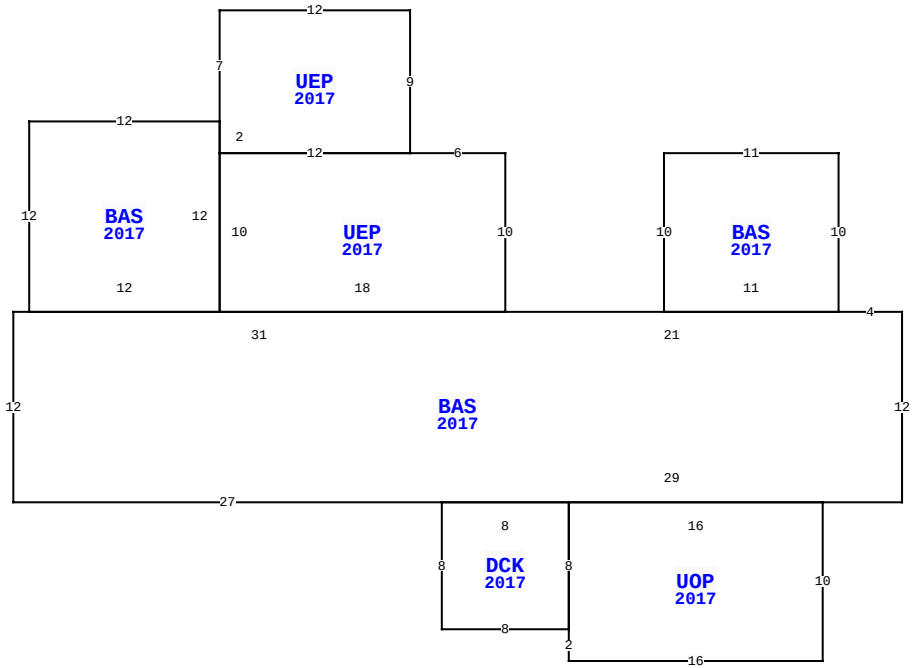
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	01	MINIMUM 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	110	100	110	1,000
BAS	144	100	144	1,310
BAS	672	100	672	6,111
DCK	64	15	10	91
UEP	108	70	76	691
UEP	180	70	126	1,146
UOP	160	25	40	364
TOTALS	1,438		1,178	10,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,178	64.9600	45.47	53,564	1965	1975	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 926 HX Base Yr



94655 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,713
TOTAL MARKET OB/XF VALUE	126
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	85,839
SOH/AGL Deduction	50,405
ASSESSED VALUE	35,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,434
TOTAL JUST VALUE	85,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017767	TEMP POLE	0	02/01/2001
984770	TEMP POLE	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2550/0131	3/29/2022	QC	U	I	11	100
GRANTOR: FOWLER JAKE ROSS						
GRANTEE: FOWLER SEAN BRYCE						
2382/0399	8/06/2020	WD	U	I	11	100
GRANTOR: DAUGHERTY SUE A						
GRANTEE: FOWLER JAKE R & SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 BAS=[YR=2017] N10 W11 S10 E11$ W21
UEP=[YR=2017] N10 W6 UEP=[YR=2017] N9 W12 S7 BAS=[YR=2017]
W12 S12 E12 N12$ S2 E12$ W12 S10 E18$ W31 S12 E27
DCK=[YR=2017] S8 E8 UOP=[YR=2017] S2 E16 N10 W16 S8$ N8 W8$
E29 N12$.

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	1243	WD DECK F	0	0	0	0	164.00	SF	3.20	3.20	100	2005	2005	3	24	126	

LAND DESCRIPTION

TOTAL OB/XF 126

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 01/24/2019 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS