

TRACT 31 & 32 R359520
IN OR 2004/1651
HOLLY POINT UNIT 2 UNR

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
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	1,344	100	1,344	31,611
FEP	126	85	107	2,517
TOTALS	1,470		1,451	34,127

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,451	112.0000	78.40	113,758	1969	1975	0	0	0	70.00	30.00

1 M/H 93- - 0% - 0

Heated Area: 1451

HX Base Yr

24

47

56

24

BAS

1993

14

9

14

9

FEP

2006

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024

MLU

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor08SHT VINYL 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame1.02WOOD FRAME 100

Stories1.1100

Units0100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4003.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2161001,21632,832

TOTALS1,2161,21632,832

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,216120.000090.00109,440199519950070.0030.00

2 M/H 94+ - 0% - 0Heated Area: 1216HX Base Yr

BAS2015

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE66,959

TOTAL MARKET OB/XF VALUE3,140

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE220,099

SOH/AGL Deduction122,482

ASSESSED VALUE97,617

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE97,617

TOTAL JUST VALUE220,099

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE168,122

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2004/16519/24/2015QC U I 11100

GRANTOR: CONLEY OVIDA M

GRANTEE: DAVIS SUSAN M

0553/114810/05/1988WD U V10,000

GRANTOR: KELLY WM AVERY JR

GRANTEE: CONLEL OVIDA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E76 N16\$.

EXTRA FEATURES

94654 DUCK LAKE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/24/2024MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/24/2019BYKWXTotal Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS