

TRACT 33
PT OR 2454/1059
1997 SKYL DW/MH

PRICE JOSHUA CALEB
94634 DUCK LAKE DRIVE E
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

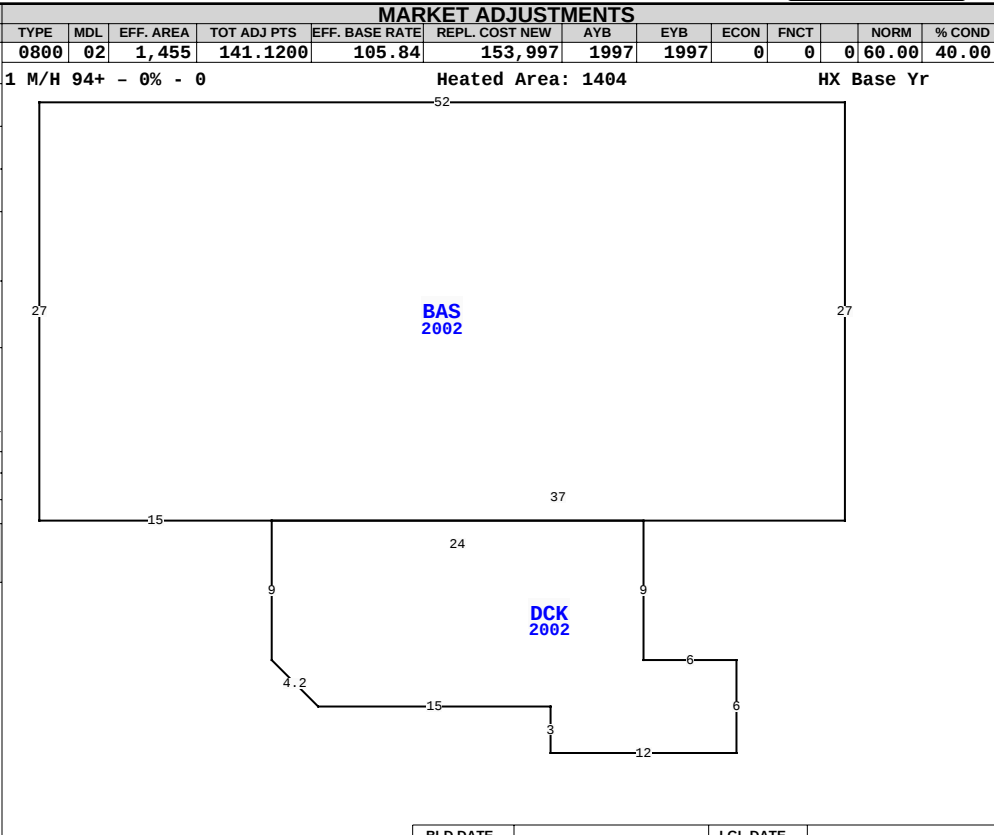
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	59,440
DCK	338	15	51	2,159
TOTALS	1,742		1,455	61,599

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0	0	20	12		22.20	22.20	100	2002	2002	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA



94634 DUCK LAKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
1,066														

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	61,599		
TOTAL MARKET OB/XF VALUE	1,066		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	137,665		
SOH/AGL Deduction	40,184		
ASSESSED VALUE	97,481		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	97,481		
TOTAL JUST VALUE	137,665		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,483		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1059	3/23/2021	WD	Q	I	05	135,000
GRANTOR: YAZELL TYLER C & SONY						
GRANTEE: PRICE JOSHUA CALEB						
2094/0412	12/30/2016	WD	U	I	98	90,000
GRANTOR: NICHOLS PAUL E & LIND						
GRANTEE: YAZELL TYLER C & SO						

BUILDING NOTES														

BUILDING DIMENSIONS
BAS=[YR=2002] W52 S27 E15 DCK=[YR=2002] S9 R3 D3 E15 S3 E12 N6 W6 N9 W24\$ E37 N27 \$.