TRACT 49
IN OR 2565/1231
HOLLY POINT UNIT 2 UNR

WORTH-PAGE BOBBIE SUE
94590 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**45-2N-28-525B-0049-0000**

## BUILDING CHARACTERISTICS

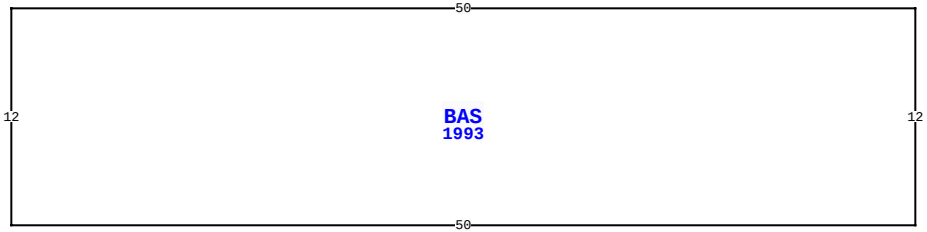
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 600 | 100 | 600 | 44,554 |
| TOTALS | 600 | | 600 | 44,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 600 | 132.6000 | 92.82 | 55,692 | 1985 | 2015 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 93- – 100% - 2023 Heated Area: 600 HX Base Yr 2023




94590 DUCK LAKE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2024 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 | | 44,554 |
| TOTAL MARKET OB/XF VALUE | | 2,805 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 122,359 |
| SOH/AGL Deduction | | 86,298 |
| ASSESSED VALUE | | 36,061 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 11,061 |
| TOTAL JUST VALUE | | 122,359 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,288 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2565/1231 | 5/25/2022 | WD | Q | I | 01 | 170,000 |
| GRANTOR: PARMER ALYCE J | | | | | | |
| GRANTEE: WORTH-PAGE BOBBIE S | | | | | | |
| 2308/0761 | 9/27/2019 | WD | Q | I | 01 | 70,000 |
| GRANTOR: BANKHEAD VICTORIA K | | | | | | |
| GRANTEE: PARMER ALYCE J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S12 E50 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,120.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 32.5 | 1,893 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 360.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 720 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 192 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,805

| 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 | 100 | | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS