

CARTWRIGHT JAMES E & CYNTHIA
94457 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0026-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

CD

VINYL 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

SHT VINYL 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

3 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

04 Quality Level 04

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 1,080 100 1,080 87,853

UOP 160 25 40 3,254

TOTALS 1,240 1,120 91,106

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 OB/XF MKT VALUE NOTES

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0.90 75,000.00 67,500.00 67,500

REVIEW DATE 06/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,120 127.6000 95.70 107,184 2016 2016 0 0 15.00 85.00

1 M/H 94+ - 100% - 2018 Heated Area: 1080 HX Base Yr 2018

BAS 2016

UOP 2021

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/24/2024 MLU

TOTAL OB/XF 0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 91,106

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 67,500

TOTAL MARKET VALUE 158,606

SOH/AGL Deduction 83,766

ASSESSED VALUE 74,840

TOTAL EXEMPTION VALUE HX HB 49,840

BASE TAXABLE VALUE 25,000

TOTAL JUST VALUE 158,606

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 135,034

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2473/1865 6/18/2021 QC U I 11 100

GRANTOR: CARTWRIGHT JAMES EDWA

GRANTEE: CARTWRIGHT JAMES E

1081/0572 9/18/2002 WD U I 01 100

GRANTOR: CARTWRIGHT JAMES EDWA

GRANTEE: CARTWRIGHT JAMES E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S27 E10 UOP=[YR=2021] S8 E20 N8 W20\$ E30 N27\$.