LOT 26
IN OR 1731/1539
1989 SUMMIT D/W

SPEARS TERRY L
94273 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

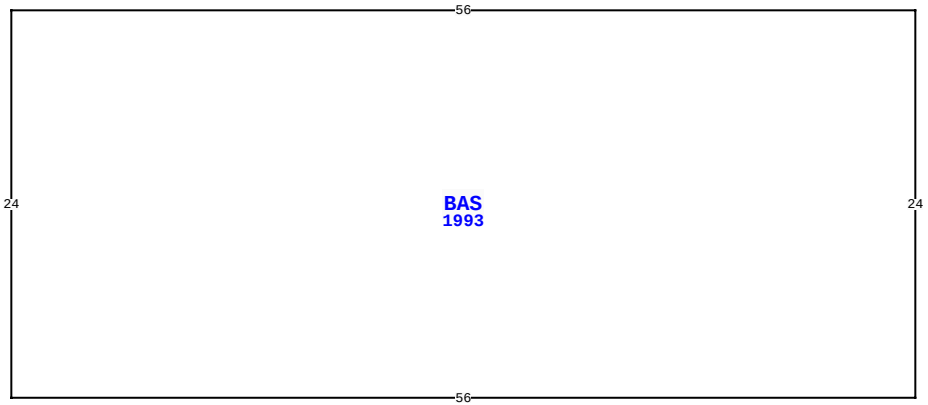
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	33,643
TOTALS	1,344		1,344	33,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	119.2000	83.44	112,143	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 1344 HX Base Yr 2012



94273 DUCK LAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		33,643
TOTAL MARKET OB/XF VALUE		5,158
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		113,801
SOH/AGL Deduction		74,592
ASSESSED VALUE		39,209
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		9,209
TOTAL JUST VALUE		113,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	XFOB	0	11/01/1996
8246	MH MOVE-ON	23,550	07/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1731/1539	3/11/2011	WD	Q	I	02	85,000
GRANTOR: PERRING FRANCIS W JR						
GRANTEE: SPEARS TERRY L						
1420/0052	6/14/2006	WD	Q	I		85,000
GRANTOR: CURLOTT GEORGE W & CO						
GRANTEE: PERRING FRANCIS W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24 $.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	24	4,838	

LAND DESCRIPTION

TOTAL OB/XF 5,158

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