

LOT 27  
IN OR 2405/77  
ESMT OR 749/744

BECKHAM NOAH BENJAMIN  
94287 DUCK LAKE DRIVE  
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0027-0000



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT CD CONSTRUCTION                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND                                                                                                                                  |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall 05 AVERAGE 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | 0820 02 1,538 123.2000 86.24 132,637 1983 1995 0 0 70.00 30.00                                                                                                                                                              |  |  |  |  |  |  |  |  |  | STANDARD                           |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 2 M/H 93- - 100% - 2022                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  | Heated Area: 1400 HX Base Yr 2022  |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover 12 MODULAR MT 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | <div><div>23</div><div>52</div><div>23</div><div>20</div><div>14</div><div>18</div><div>12</div><div>12</div><div>20</div><div>14</div><div>18</div><div>12</div><div>12</div><div>20</div><div>14</div><div>18</div></div> |  |  |  |  |  |  |  |  |  | VALUATION BY                       |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |
| Interior Wall 04 PLYWOOD 50                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 39,791       |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 50                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 1,890     |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 80                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 86,250   |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo 08 SHT VINYL 20                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 127,931         |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 46,400           |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 81,531              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 31,531          |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 127,931           |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 102,567                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 1,196 100 1,196 30,943                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| FEP 240 85 204 5,278                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| UOP 216 25 54 1,397                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| USP 168 50 84 2,173                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS 1,820 1,538 39,791                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 94287 DUCK LAKE DR, FERNANDINA BEACH                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE<br>XF DATE LAND DATE<br>INC DATE AG DATE                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1983 1983 3 54 1,890                                                                                                                                         |  |  |  |  |  |  |  |  |  | 04/24/2024 MLU                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 1,890                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 1.15 75,000.00 86,250.00 86,250                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/28/2020 BY KWX                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 86,250 Market: 0 Agricultural: 0 Common: 86,250 PRINTED 08/06/2024 BY SYS                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |