LOT 29
IN OR 2423/686
HOLLY POINT UNIT 4 UNR

REED HARRY H JR L/E/
94291 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

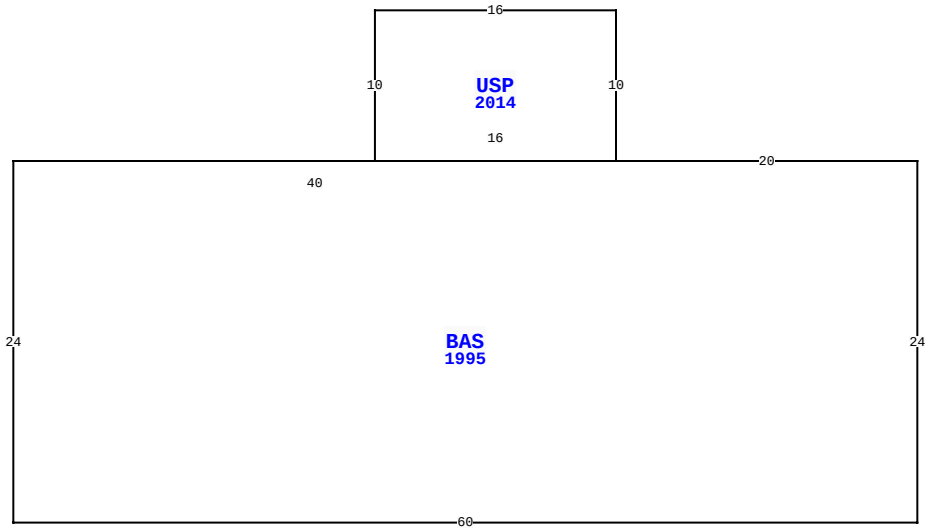
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	75,753
USP	160	50	80	4,208
TOTALS	1,600		1,520	79,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,520	134.2000	93.94	142,789	1985	2005	0	0	0	44.00	56.00

2 M/H 93- – 100% - 2016 Heated Area: 1440 HX Base Yr 2016



94291 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,962
TOTAL MARKET OB/XF VALUE		7,284
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		162,246
SOH/AGL Deduction		111,635
ASSESSED VALUE		50,611
TOTAL EXEMPTION VALUE	HX HB	25,611
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		162,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100777	GARAGE	14,051	01/25/2021
96-1220	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0686	12/22/2020	QC	U	I	11	100
GRANTOR: REED HARRY H JR						
GRANTEE: REED JOSEPH N						
2011/0451	10/27/2015	WD	Q	I	01	62,000
GRANTOR: NAPPIER MARY J &						
GRANTEE: REED HARRY H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 USP=[YR=2014] N10 W16 S10 E16$ W40 S24 E60 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	12	8	96.00	SF	10.00	10.00	100	2013	2013	3	60	576	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.00	18.00	100	2022	2022	3	97	5,028	

LAND DESCRIPTION

TOTAL OB/XF 7,284

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/22/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS