LOT 31
IN OR 2528/732
1988 MERI DW/MH

JACS DUCK LAKE LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

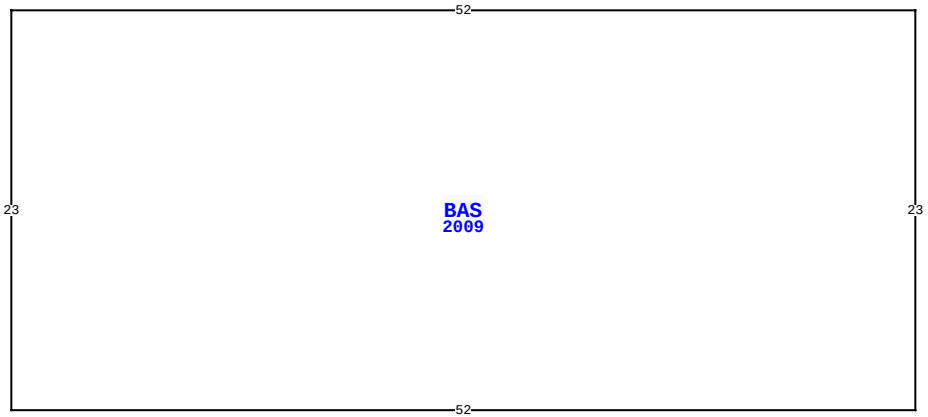
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	21,589
TOTALS	1,196		1,196	21,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	85.9600	60.17	71,963	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 1196 HX Base Yr



94309 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	21,589
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	71,250
TOTAL MARKET VALUE	93,511
SOH/AGL Deduction	18,471
ASSESSED VALUE	75,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,040
TOTAL JUST VALUE	93,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5167	CO ISSUED	0	03/31/2009
MH5167	MH MOVE-ON	0	02/01/2009
P13664	OTHER	0	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0732	1/12/2022	WD	Q	I	01	71,000
GRANTOR: LUKE BUTLER & LINDA						
GRANTEE: JACS DUCK LAKE LLC						
0945/1429	8/18/2000	WD	U	I		25,000
GRANTOR: PARKER CHARLES L & JO						
GRANTEE: LUKE BUTLER & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S23 E52 N23 $.

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	0940	SHEDS/PORT	0	0	7	16	112.00	SF	30.00	30.00	100	1994	1994	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 672

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	0.95	75,000.00	71,250.00	71,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 08/06/2024 BY SYS