LOT 32
IN OR 2015/1318
HOLLY POINT UNIT 4 UNR

LEDFORD DAVID S & TAMARA R
94323 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	04	Quality Level 04

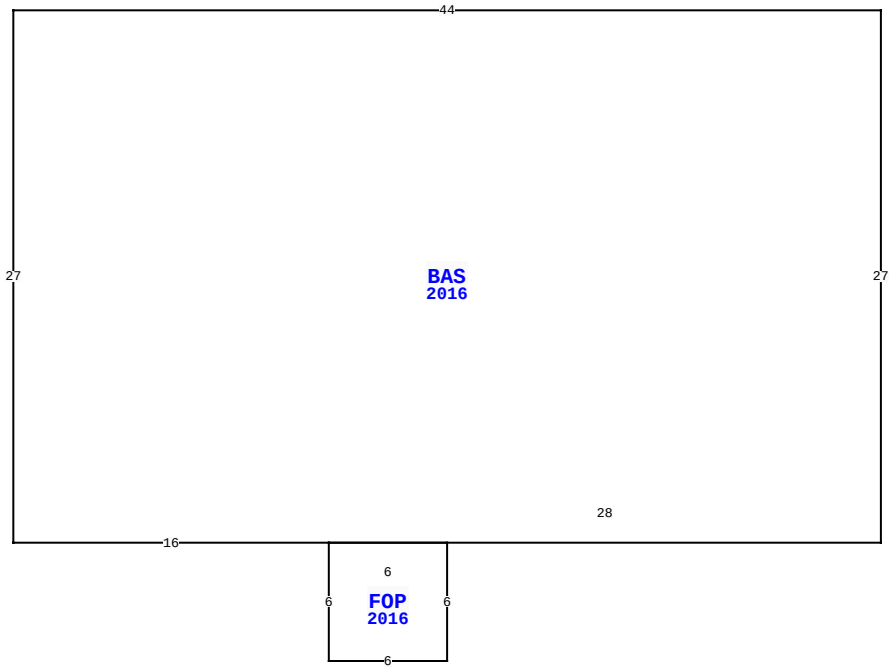
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	97,638
FOP	36	30	11	904
TOTALS	1,224		1,199	98,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,199	128.9200	96.69	115,931	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2017 Heated Area: 1188 HX Base Yr 2017



94323 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,541
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,250
TOTAL MARKET VALUE		169,791
SOH/AGL Deduction		99,741
ASSESSED VALUE		70,050
TOTAL EXEMPTION VALUE	HX HB	45,050
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		169,791
NCON VALUE		493
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165713	CO ISSUED	0	04/04/2016
MH165713	MH MOVE-ON	0	03/01/2016
8000	MH MOVE-ON	900	12/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1318	11/24/2015	WD	Q	V	01	12,000
GRANTOR: MARCUM CHARLES A						
GRANTEE: LEDFORD DAVID S & T						
2003/0307	9/10/2015	QC	U	V	11	2,500
GRANTOR: CULBRETH WILLIE M III						
GRANTEE: MARCUM CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W44 S27 E16 E28 N27 $
FOP=[YR=2016;ORIG=-28,27] S6 E6 N6 W6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.95	75,000.00	71,250.00	71,250							

REVIEW DATE 02/16/2024 BY NWA Total Acres: 0.00 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 08/06/2024 BY SYS