

LOTS 33 & 34 IN OR 2077/1407
1988 FLEET DW/MH
HOLLY POINT UNIT 4 UNR

CARVER DOUGLAS & EMILY
94349 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0033-0000



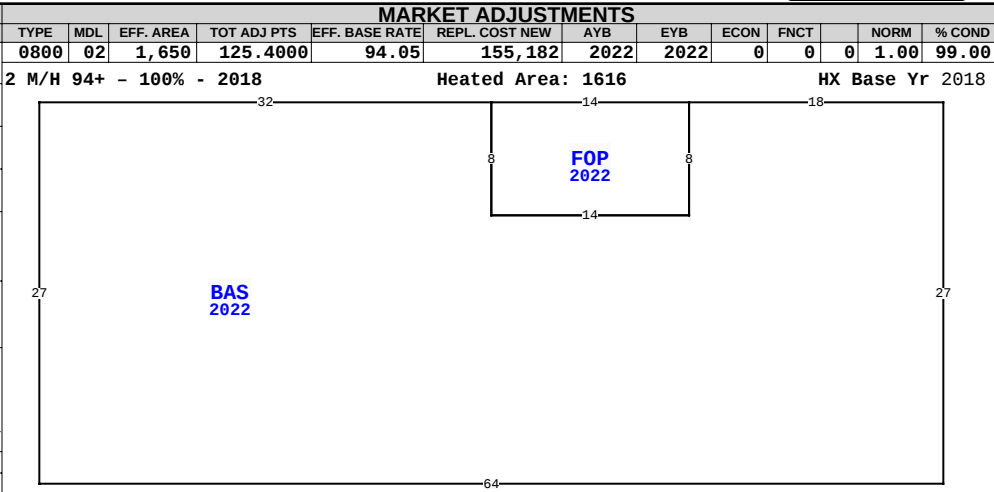
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,616	100	1,616	150,465
FOP	112	30	34	3,166
TOTALS	1,728		1,650	153,630

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1989	1989
2	0940	SHEDS/PORT	0 100	10	18	180.00	SF	20.10	20.10	100	1990	1990

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT		1.00



MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,650	125.4000	94.05	155,182	2022	2022	0	0	0	1.00	99.00

TOTAL OB/XF												
94349 DUCK LAKE DR, FERNANDINA BEACH												
1,303												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	153,630		
TOTAL MARKET OB/XF VALUE	1,303		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	282,433		
SOH/AGL Deduction	73,287		
ASSESSED VALUE	209,146		
TOTAL EXEMPTION VALUE	SX VX HX HB 105,000		
BASE TAXABLE VALUE	104,146		
TOTAL JUST VALUE	282,433		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	229,692		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012006	CO ISSUED	0	11/01/2022
MH14684	MH MOVE-ON	0	10/25/2021
7553	MH MOVE-ON	29,900	11/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2077/1407	10/11/2016	WD	Q	I	01
GRANTOR: EDWARDS DONNA J					75,000
GRANTEE: CARVER DOUGLAS & EM					
1970/0693	3/26/2015	WD	U	I	37
GRANTOR: GIBSON EDNA B					27,000
GRANTEE: EDWARDS CARL E JR &					

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2022] W18 FOP=[YR=2022] W14 S8 E14 N8\$ S8 W14 N8 W32 S27 E64 N27\$.												