LOT 35
IN OR 2217/53
R621833 & R621834

RUSSELL KAGEN P
94367 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0035-0000

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 70
Interior Floo	13	LVT/LAMNT 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

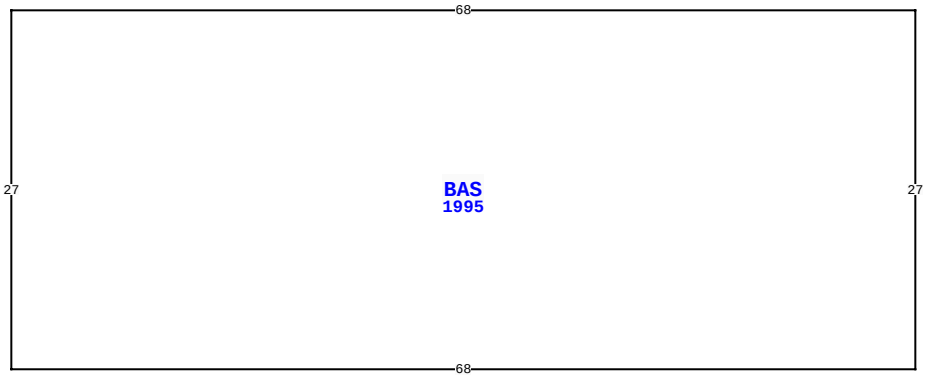
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	108,636
TOTALS	1,836		1,836	108,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	140.8800	105.66	193,992	1995	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2019 Heated Area: 1836 HX Base Yr 2019



94367 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		108,636
TOTAL MARKET OB/XF VALUE		4,087
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		225,223
SOH/AGL Deduction		115,538
ASSESSED VALUE		109,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,685
TOTAL JUST VALUE		225,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03331	MH MOVE-ON	0	12/01/2000
95-1068	MH MOVE-ON	0	10/01/1995
95-2169	CHNGE SRVC	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0053	7/31/2018	WD	Q	I	01	125,000
GRANTOR: EDWARDS DONNA J & FRE						
GRANTEE: RUSSELL KAGEN P						
0532/1239	12/11/1987	WD	U	V		6,000
GRANTOR: SHEFFIELD & LEE						
GRANTEE: MERROW JOHNNIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W68 S27 E68 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	1242	WD DECK A	0	100	0	0	232.00	SF	10.00	10.00	100	2013	2013	3	60	1,392	

LAND DESCRIPTION

TOTAL OB/XF 4,087

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	1.50	75,000.00	112,500.00	112,500							

REVIEW DATE 06/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS