

LOT 48
IN OR 2672/120
HOLLY POINT UNIT 4 UNR

VAUGHAN MICHAEL S/VAUGHAN KATHY SMITH
94306 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0048-0000



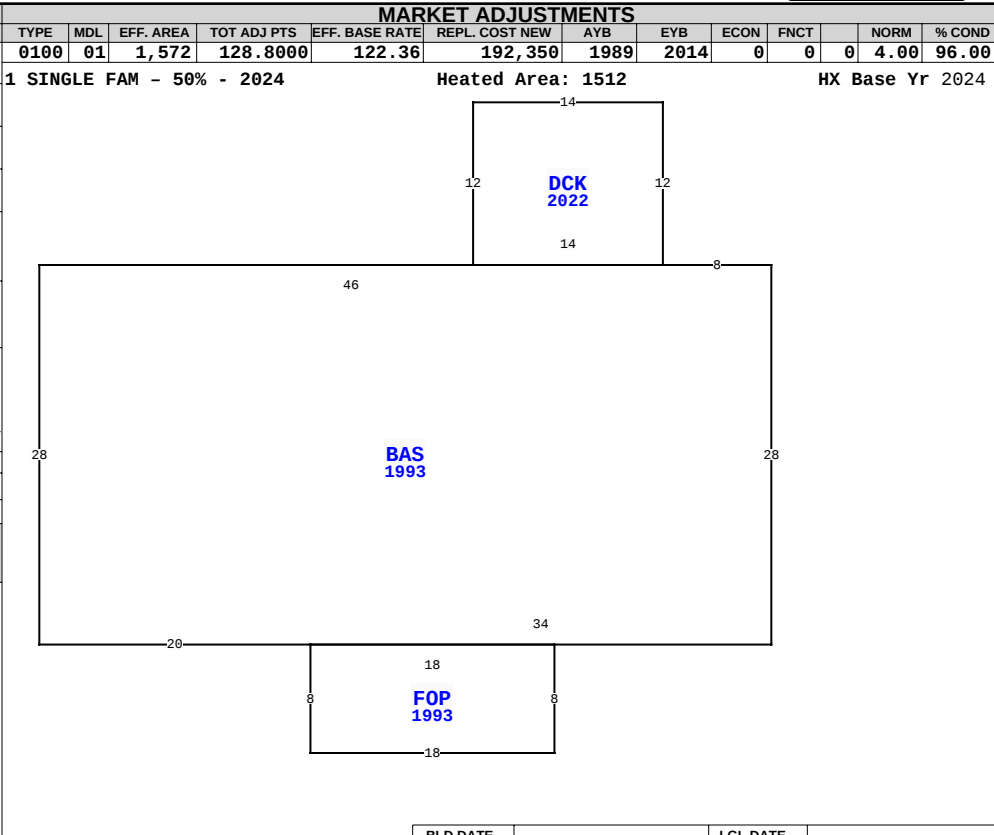
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	177,608
DCK	168	10	17	1,997
FOP	144	30	43	5,051
TOTALS	1,824		1,572	184,656

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0510	GARAGE WD-	0	50	28	14			
2	0350	CARPORT WD	0	50	19	10			

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D									
1	000100	C	SFR	50										



94306 DUCK LAKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/24/2024	MLU
	XF DATE		LAND DATE		
	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		184,656	
TOTAL MARKET OB/XF VALUE		4,061	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		263,717	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,717	
TOTAL EXEMPTION VALUE		HA HAB VX	55,000
BASE TAXABLE VALUE		208,717	
TOTAL JUST VALUE		263,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3359	NEW CONSTR	0	01/18/1989
5508	NEW CONSTR	0	11/14/1988
5011	NEW CONSTR	44,500	07/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2672/120	10/05/2023	WD	Q	I	01	320,000	
GRANTOR: RELLIM VENTURES LLC							
GRANTEE: VAUGHAN MICHAEL S							
2541/0863	2/01/2022	WD	Q	I	01	230,000	
GRANTOR: MACKINSON DAVID H & S							
GRANTEE: RELLIM VENTURES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 DCK=[YR=2022] N12 W14 S12 E14\$ W46 S28 E20									
FOP=[YR=1993] S8E18 N8 W18 \$ E34 N28 \$.									