

TRACTS 27 & 28 R359856 R359857  
 IN OR 1049/1129  
 HOLLY POINT UNIT 1 UR

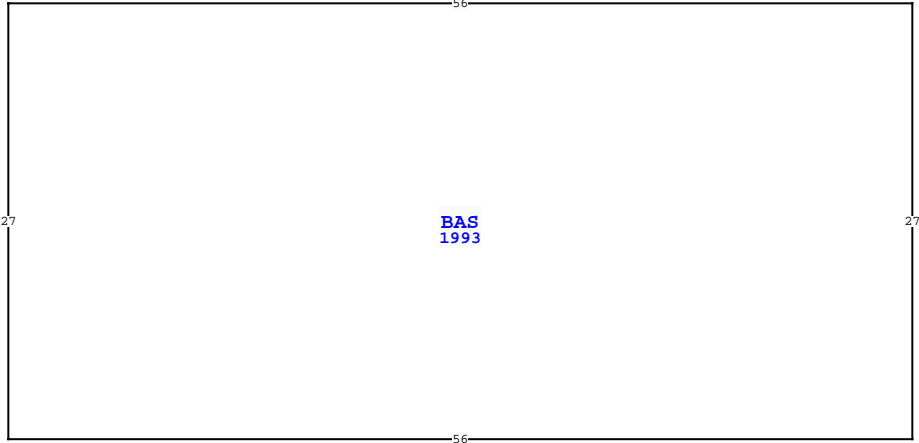
SOUTHWICK SHEREE KAUFFMAN  
 94028 DUCK LAKE DRIVE  
 FERNANDINA BEACH, FL 32034

**2025**

45-2N-28-525A-0027-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 80				
Interior Floor	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				
BUD8 Adjustme	04 DIST 01 100				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	41,949
TOTALS	1,512			1,512	41,949

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2005							
				Heated Area: 1512			HX Base Yr 2005				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			41,949
TOTAL MARKET OB/XF VALUE			2,546
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			180,495
SOH/AGL Deduction			122,594
ASSESSED VALUE			57,901
TOTAL EXEMPTION VALUE	HX HB		32,901
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			180,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5626	ADDITION	4,284	04/10/1989
7605	MH MOVE-ON	27,500	12/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1049/1129	4/15/2002	WD Q	Q	I	01	12,500
GRANTOR: ALVAREZ GLENDA KAUFFM						
GRANTEE: SOUTHWICK SHEREE KA						
0315/0120	5/01/1980	WD Q	Q	V		3,200
GRANTOR:						
GRANTEE:						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0 100	24	20	480.00	SF	8.75	8.75	100	1984	1984	3	20	840	
2	0940	SHEDS/PORT	0 100	8	18	144.00	SF	30.00	30.00	100	1989	1989	3	20	864	
3	0350	CARPORT WD	0 100	18	18	324.00	SF	13.00	13.00	100	1989	1989	3	20	842	
TOTALS															2,546	

BUILDING NOTES	
94028 DUCK LAKE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S27 E56 N27\$.	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RM	0.00	0.00	2.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	136,000							