

TRACT 29
R497487 & R434055
HOLLY POINT UNIT 1 UNR

KAUFFMAN JACK & SUSAN
P O BOX 528
NENANNA, AK 99760

2025

45-2N-28-525A-0029-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 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	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
BAS	1,152	100	1993
BAS	112	100	2010
USP	184	50	1993
TOTALS	1,448		

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0820	02	1,356	119.2000	95.36	129,308	1987	2002	0	0	52.00	48.00																										
1 M/H 93- - 0% - 0 Heated Area: 1264 HX Base Yr																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,152</td> <td>100</td> <td>1993</td> <td>1,152</td> <td>52,730</td> </tr> <tr> <td>BAS</td> <td>112</td> <td>100</td> <td>2010</td> <td>112</td> <td>5,126</td> </tr> <tr> <td>USP</td> <td>184</td> <td>50</td> <td>1993</td> <td>92</td> <td>4,211</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,152	100	1993	1,152	52,730	BAS	112	100	2010	112	5,126	USP	184	50	1993	92	4,211
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			62,068
TOTAL MARKET OB/XF VALUE			56
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			142,124
SOH/AGL Deduction			39,702
ASSESSED VALUE			102,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,422
TOTAL JUST VALUE			142,124
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2336/1124	1/31/2020	WD Q	Q	I	01	85,000
GRANTOR: DAVIS PATRICIA S						
GRANTEE: KAUFFMAN JACK & SUS						
1673/0462	4/19/2010	WD Q	Q	I	02	54,500
GRANTOR: JOHNSTON BOBBY H						
GRANTEE: DAVIS JOHN F & PATR						

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	1242	WD DECK A	0	0	4	7		10.00	10.00	100	1989	1989	3	20	56	

TOTAL OB/XF														56	
94040 DUCK LAKE DR, FERNANDINA BEACH															
														05/08/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W48 S24 BAS=[YR=2010] S8 E14 USP=[YR=1993] E23 N8 W23 S8 \$ N8 W14 \$ E48 N24 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							