TRACT 30 IN OR 2216/1011
2004 CHNC DW/MH
HOLLY POINT UNIT 1 UNR

KERNS ANNA
94048 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0030-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

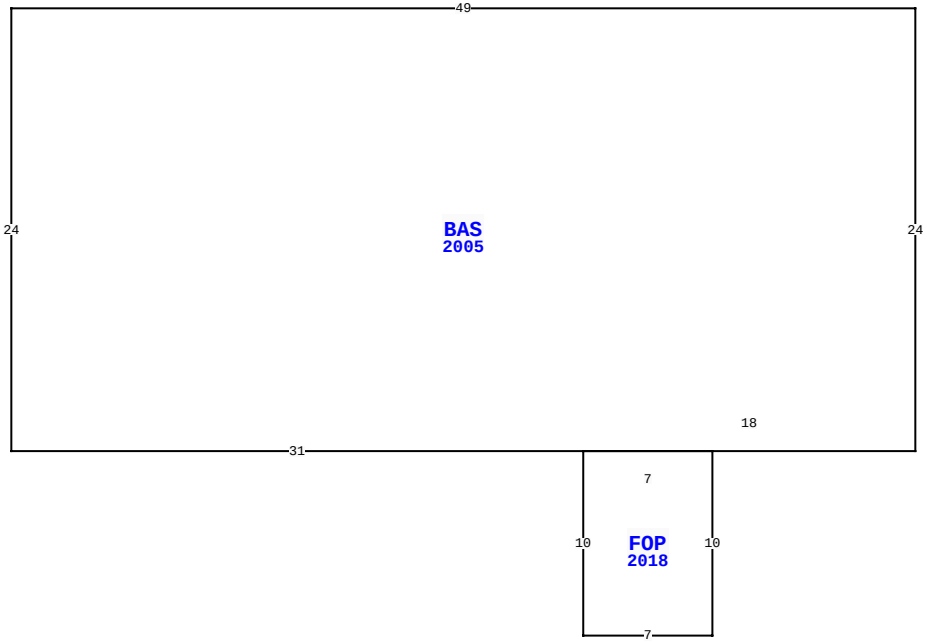
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2005	1,176	108,346
FOP	70	30	2018	21	1,935
TOTALS	1,246			1,197	110,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,197	150.5400	127.96	153,168	2004	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2019 Heated Area: 1176 HX Base Yr 2019



94048 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/08/2025 | AG DATE MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,281
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	190,281
SOH/AGL Deduction	92,742
ASSESSED VALUE	97,539
TOTAL EXEMPTION VALUE	HX HB WX DX SX 97,539
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	190,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1011	8/06/2018	WD	Q	I	01	125,000
GRANTOR: CROUCH KENT & POLLY						
GRANTEE: KERNS ANNA						
1287/0980	1/12/2005	WD	U	I	11	110,000
GRANTOR: WILLIAMS DEBORAH L						
GRANTEE: CROUCH KENT & POLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W49 S24 E31 FOP=[YR=2018] S10 E7 N10 W7$ E18 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS