

TRACT 31  
IN OR 2408/1232  
HOLLY POINT UNIT 1 UNR

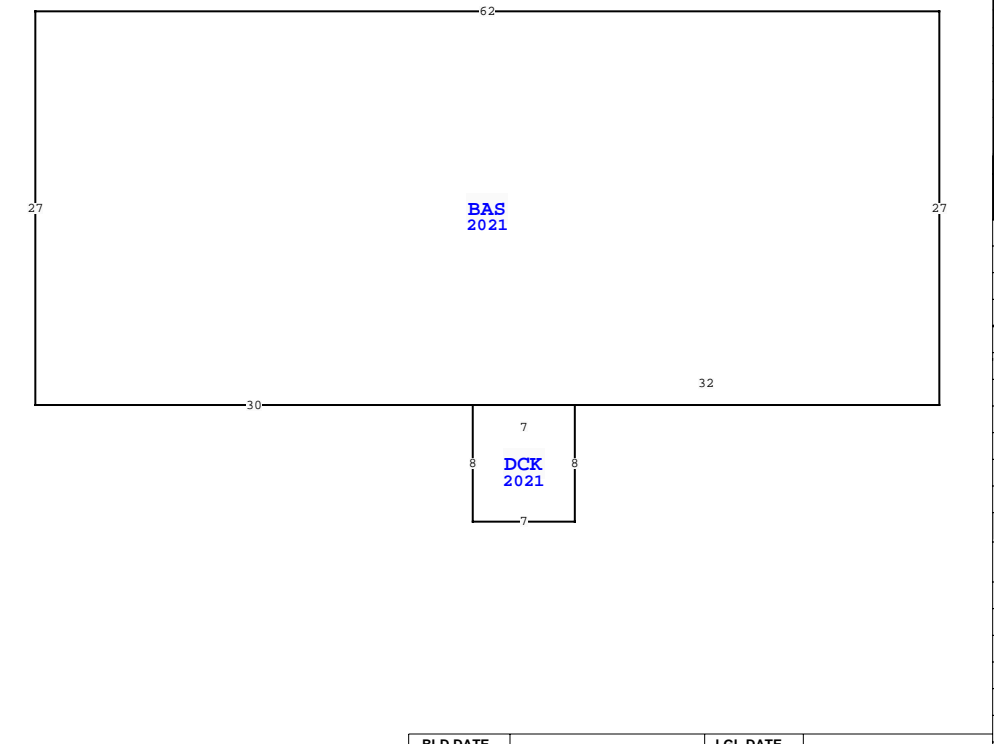
GATA HOLDINGS II LLC  
942360 OLD NASSAUVILLE RD  
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0031-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
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	04 Quality Level 04
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,682	135.3000	115.00	193,430	1999	1999	0	0	58.00	42.00		
1 M/H 94+ - 0% - 0													
Heated Area: 1674													
HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2021	1,674	80,854
DCK	56	15	2021	8	386
TOTALS	1,730			1,682	81,241

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			81,241
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			161,241
SOH/AGL Deduction			46,086
ASSESSED VALUE			115,155
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			115,155
TOTAL JUST VALUE			161,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH219777	CO ISSUED	0	12/20/2021
MH219777	MH MOVE-ON	0	07/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1232	11/11/2020	WD	U	V	11	100
GRANTOR: GATA HOLDINGS LLC						
GRANTEE: GATA HOLDINGS II LL						
2354/1283	4/17/2020	WD	Q	V	02	34,500
GRANTOR: CROUCH OLIN KENT & PO						
GRANTEE: GATA HOLDINGS LLC						

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
94060 DUCK LAKE DR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/08/2025 MLU																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W62 S27 E30 DCK=[YR=2021] S8 E7 N8 W7\$ E32 N27\$.													

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	DPHT 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								