TRACT 33
IN OR 2308/418
HOLLY POINT UNIT 1 UNR

SPRADLEY JUANITA C
94084 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0033-0000

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 60
Interior Floo	13	LVT/LAMNT 40
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

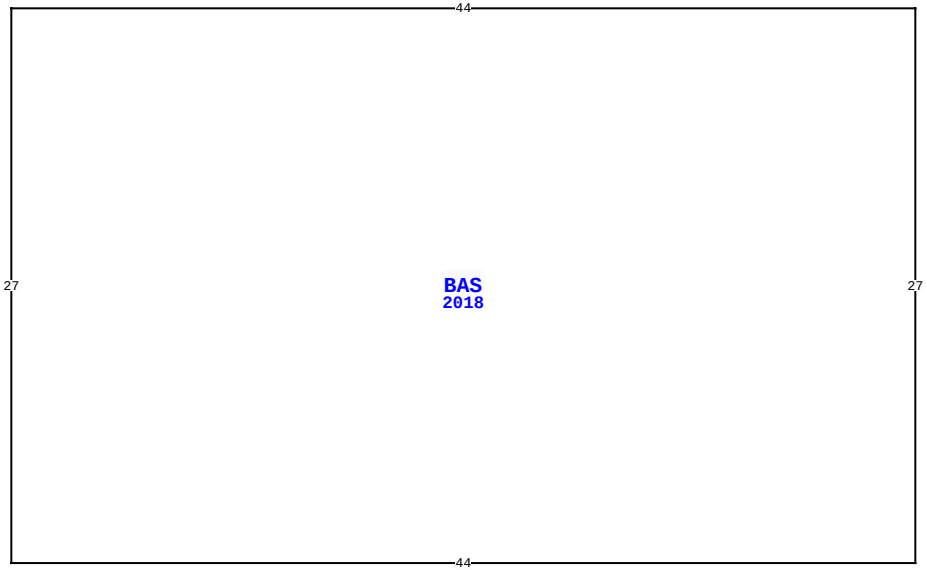
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2018	1,188	83,316
TOTALS	1,188			1,188	83,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	128.9200	109.58	130,181	2003	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



94084 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	83,316
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	163,316
SOH/AGL Deduction	45,385
ASSESSED VALUE	117,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,931
TOTAL JUST VALUE	163,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH181842	CO ISSUED	0	03/12/2018
MH181842	MH MOVE-ON	0	02/21/2018
992513	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0418	9/25/2019	WD	Q	I	01	95,000
GRANTOR: CHISM MICHAEL & RHOND						
GRANTEE: SPRADLEY RUSSELL A						
2174/1858	1/30/2018	WD	Q	V	01	36,500
GRANTOR: MATLIN J D WARREN & S						
GRANTEE: CHISM MICHAEL & RHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W44 S27 E44 N27$.

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/10/2019 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS