

TRACT 35
IN OR 976/919
HOLLY POINT UNIT 1 UNR

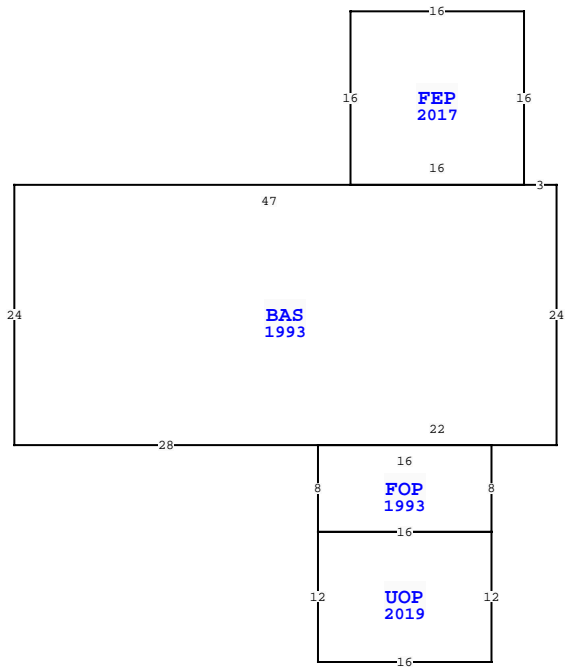
BURBANK DAVID M & JAYNE E
94098 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0035-0000
[Barcode]

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 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1993
FEP	256	80	2017
FOP	128	30	1993
UOP	192	20	2019
TOTALS	1,776		
		1,481	141,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 1993			Heated Area: 1200			HX Base Yr 1993					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			141,729
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			221,729
SOH/AGL Deduction			141,763
ASSESSED VALUE			79,966
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			29,244
TOTAL JUST VALUE			221,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/0919	3/16/2001	QC	Q	I	01	100
GRANTOR: BURBANK DAVID M						
GRANTEE: BURBANK DAVID M & J						
0657/0294	5/08/1992	QC	Q	I	06	600
GRANTOR: SCOTT ELIZABETH M						
GRANTEE: BURBANK DAVID M						

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

BUILDING NOTES	
94098 DUCK LAKE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W3 FEP=[YR=2017] N16 W16 S16 E16 \$ W47 S24 E28	
FOP=[YR=1993] S8 UOP=[YR=2019] S12 E16 N12 W16\$ E16 N8	
W16\$E22 N24 \$.	

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

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