

TRACT 36 (EX SE 100 FT)
IN OR 2598/912
ESMT IN OR 378/794

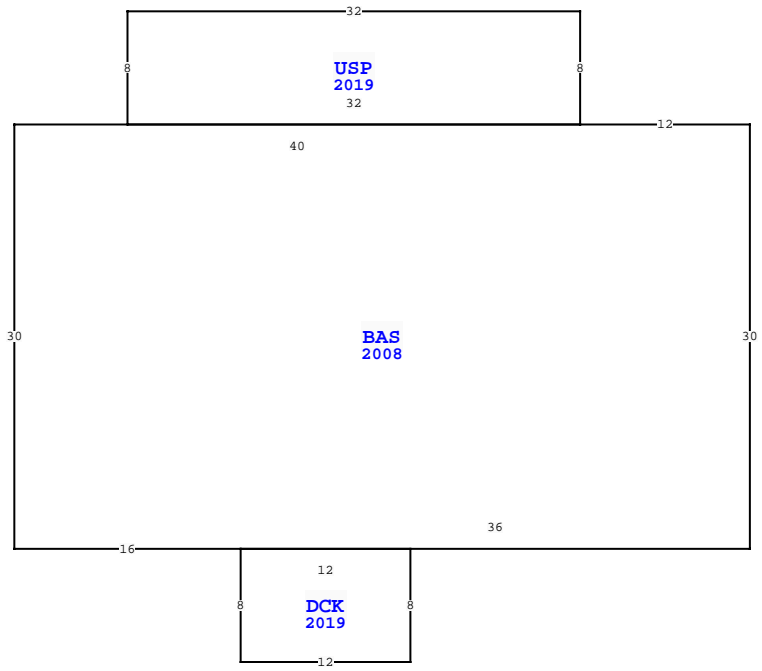
COOK LOIS J
94120 DUCK LAKE DR
FERNANDINA BEACH, FL 32024

2025

45-2N-28-525A-0036-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	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
BAS	1,560	100	2008
DCK	96	15	2019
USP	256	50	2019
TOTALS	1,912		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,702	159.6400	135.69	230,944	2008	2008	0	0	40.00	60.00	
2 M/H 94+ - 100% - 2023 Heated Area: 1560 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			138,566
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			218,566
SOH/AGL Deduction			36,558
ASSESSED VALUE			182,008
TOTAL EXEMPTION VALUE	13		182,008
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			218,566
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5021	CO ISSUED	0	12/01/2007
MH5021	MH MOVE-ON	0	12/01/2007
E20233	ELEC OTHER	0	11/01/2007
M13437	MECH OTHER	0	11/01/2007
94-336	MH MOVE-ON	0	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0912	10/21/2022	WD	Q	I	01	250,000
GRANTOR: SCHLOSSBERG JOEL						
GRANTEE: COOK LOIS J						
1989/0986	6/15/2015	SW	U	I	12	54,800
GRANTOR: SELENE FINANCE LP						
GRANTEE: SCHLOSSBERG JOEL						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W12 USP=[YR=2019] N8 W32 S8 E32\$ W40 S30 E16	
DCK=[YR=2019] S8 E12 N8 W12\$ E36 N30 \$.	

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	105.00	200.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								