

SE'LY 100 FT OF TRACT 36
IN OR 1111/1851
1987 LAND DW/MH

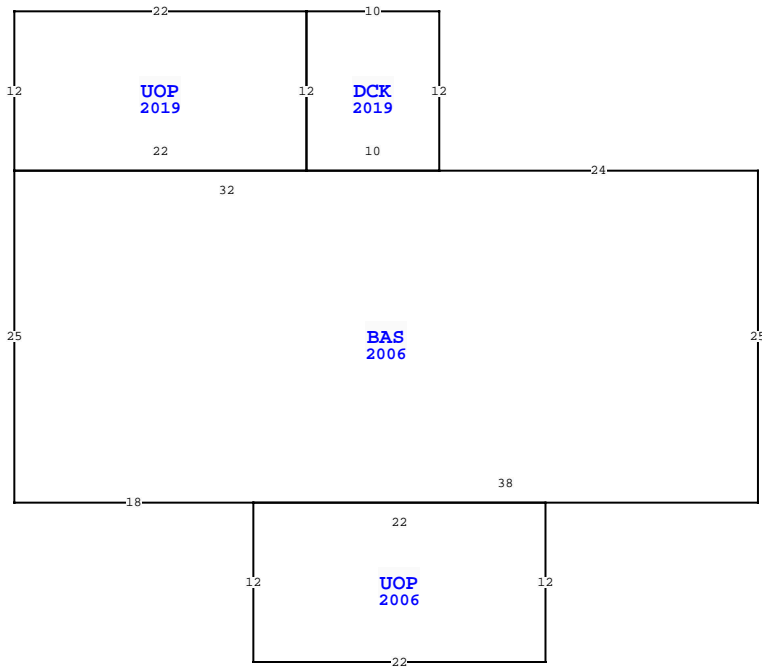
MCKENZIE ROBERT P
94108 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0036-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	10	ABOVE AVG 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 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	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	2006
DCK	120	15	2019
UOP	264	25	2006
UOP	264	25	2019
TOTALS	2,048		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,550	123.2000	98.56	152,768	1987	1992	0	0	70.00	30.00
2 M/H 93- - 100% - 2007 Heated Area: 1400 HX Base Yr 2007											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			45,830
TOTAL MARKET OB/XF VALUE			9,744
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			135,574
SOH/AGL Deduction			91,305
ASSESSED VALUE			44,269
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			19,269
TOTAL JUST VALUE			135,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4805	MH MOVE-ON	0	08/31/2006
P11351	OTHER	0	07/01/2006
E16985	ELEC OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/1852	2/05/2003	WD	Q	I	01	100
GRANTOR: MCKENZIE ROBERT						
GRANTEE: BURNSED WILLARD & F						
1111/1852	2/05/2003	WD	Q	I	01	100
GRANTOR: MCKENZIE ROBERT						
GRANTEE: BURNSED WILLARD & F						

EXTRA FEATURES		94108 DUCK LAKE DR, FERNANDINA BEACH														
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
1	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2006	2006	3	24	864	
2	0680	POLE SHED	0 100	60	24	1,440.00	SF	10.00	10.00	100	2005	2005	3	36	5,184	
3	0812	CONCRETE C	0 100	0	0	1,100.00	SF	4.00	4.00	100	2005	2005	3	84	3,696	

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2006] W24 DCK=[YR=2019] N12 W10 UOP=[YR=2019] W22 S12 E22 N12\$ S12 E10\$ W32 S25 E18 UOP=[YR=2006] S12 E22 N12 W22\$E38 N25 \$.			

LAND DESCRIPTION												TOTAL OB/XF												9,744			
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	100.00	200.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000										