

TRACT 37
IN OR 2684/931
HOLLY POINT UNIT 1 UNR

THOMAS RALPH L
94132 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

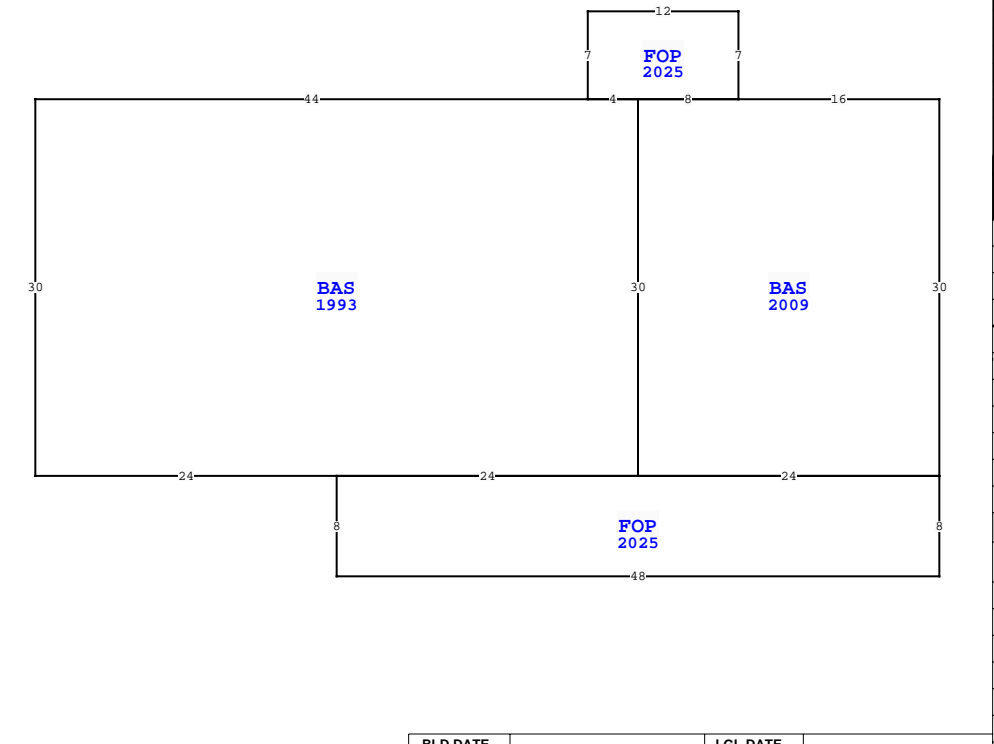
2025

45-2N-28-525A-0037-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,300	117.0708	117.07	269,261	1982	1982	0	0	21.00	79.00	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			212,716	
TOTAL MARKET OB/XF VALUE			7,355	
TOTAL LAND VALUE - MARKET			90,000	
TOTAL MARKET VALUE			310,071	
SOH/AGL Deduction			27,552	
ASSESSED VALUE			282,519	
TOTAL EXEMPTION VALUE	HX HB SX		100,722	
BASE TAXABLE VALUE			181,797	
TOTAL JUST VALUE			310,071	
NCON VALUE			12,948	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			263,458	



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
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	1,440	100	1993	1,440	133,179
BAS	720	100	2009	720	66,589
FOP	84	30	2025	25	2,312
FOP	384	30	2025	115	10,636
TOTALS	2,628			2,300	212,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002364	ADD FRNT FOP	12,583	02/28/2024
B2006961	(10) WINDOWS/ DO	25,426	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/931	12/13/2023	WD	Q	I	01	285,000
GRANTOR: ROCKWELL DAVID P & MI						
GRANTEE: THOMAS RALPH L						
0955/1758	10/26/2000	WD	U	I	07	100
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: ROCKWELL DAVID P &						

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
1	0811	CONCRETE B	0	100	0	762.00	SF	5.20	5.20	100	1990	1990	3	57	2,259	
2	0510	GARAGE WD-	0	100	26	728.00	SF	35.00	35.00	100	1990	1990	3	20	5,096	

BUILDING NOTES			
94132 DUCK LAKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=-24,0] W4 W44 S30 E24 E24 N30 \$			
BAS=[YR=2009;ORIG=0,0] W16 W8 S30 E24 N30 \$			
FOP=[YR=2025;ORIG=0,30] W24 W24 S8 E48 N8 \$			
FOP=[YR=2025;ORIG=-16,0] W8 W4 N7 E12 S7 \$			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000116	C	RES MARSH	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000									