

TRACT 47
IN OR 1571/1216 & OR 1897/1238
1984 CONC DW/MH

DRAKUS NICHOLAS L
94140 MERLIN DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0047-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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	1,680	100	1993
TOTALS	1,680		1,680
			49,513

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,680	122.8000	98.24	165,043	1983	1983		0	0	70.00
2 M/H 93- - 100% - 2016 Heated Area: 1680 HX Base Yr 2016											
BLD DATE	12/18/2008	RK	LGL DATE	05/08/2025	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			49,513
TOTAL MARKET OB/XF VALUE			1,183
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			130,696
SOH/AGL Deduction			91,293
ASSESSED VALUE			39,403
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			14,403
TOTAL JUST VALUE			130,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5112	CO ISSUED	0	09/23/2008
E21131	ELEC OTHER	0	08/01/2008
P13414	OTHER	0	08/01/2008
B21578	DEMOLITION	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/1238	1/06/2014	FJ U		I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DRAKUS NICHOLAS LEO						
1571/1216	6/13/2008	TD U		I	22	35,000
GRANTOR: SHORES THOMAS M & NAN						
GRANTEE: DRAKUS NICHOLAS L &						

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	0940	SHEDS/PORT	0	100	8	20			160.00	100	1985	1985	3	20	643	
2	0681	POLE SHED	0	100	9	20	SF	15.00	15.00	100	1985	1985	3	20	540	

BUILDING NOTES			
94140 MERLIN DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W60 S28 E60 N28 \$.			

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	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							