

TRACT 1 & 2 R672541 & R672542  
 IN OR 2023/1791  
 HOLLY POINT UNIT 2 UR

DAVIS SUSAN M  
 94035 MERLIN DR  
 FERNANDINA BEACH, FL 32034

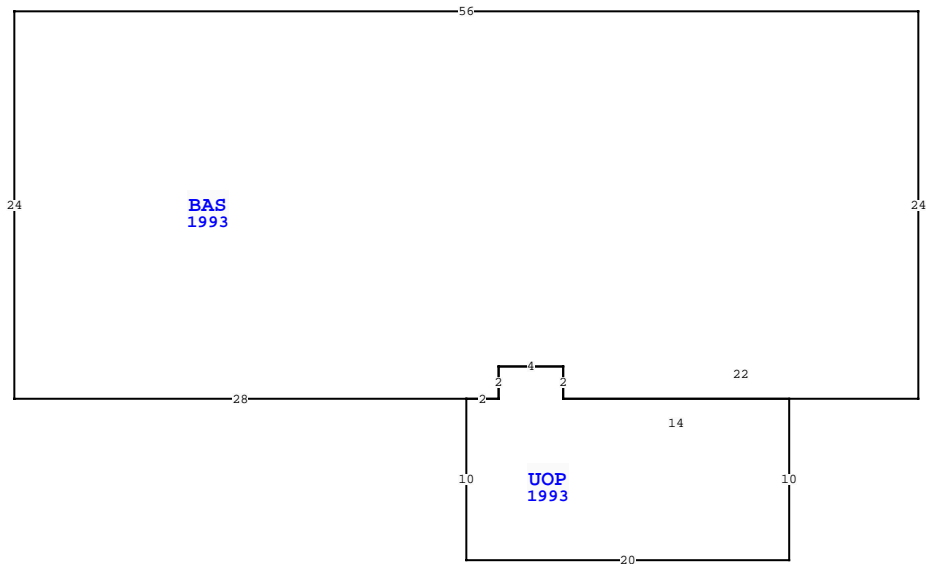
2025

45-2N-28-525B-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
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	02	Quality Level 02	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,336	100	1993
UOP	208	25	1993
TOTALS	1,544		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,388	81.2000	64.96	90,164	1975	1975	0	0	5	70.00	25.00
1 M/H 93- - 0% - 0												
Heated Area: 1336 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			22,541
TOTAL MARKET OB/XF VALUE			5,190
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			163,731
SOH/AGL Deduction			84,964
ASSESSED VALUE			78,767
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,767
TOTAL JUST VALUE			163,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1791	1/13/2016	QC	U	I	11	35,000
GRANTOR: STANLEY BLAKE D						
GRANTEE: DAVIS SUSAN M						
0253/0411	11/01/1977	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

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	0510	GARAGE WD-	0	0 20 24	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0940	SHEDS/PORT	0	0 24 10	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
3	0810	CONCRETE A	0	0 10 20	200.00	SF	6.50	6.50	100	1980	1980	3	30	390	

TOTAL OB/XF													5,190
94061 DUCK LAKE DR, FERNANDINA BEACH													
BLD DATE													
XF DATE													05/08/2025
INC DATE													MLU
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W56 S24 E28 UOP=[YR=1993] S10 E20 N10W14 N2 W4 S2 W2\$E2 N2 E4 S2 E22 N24 \$ .												

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	0		RM	0.00	0.00	2.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	136,000								