

TRACT 5
IN OR 1781/1386
1992 LIBE DW/MH

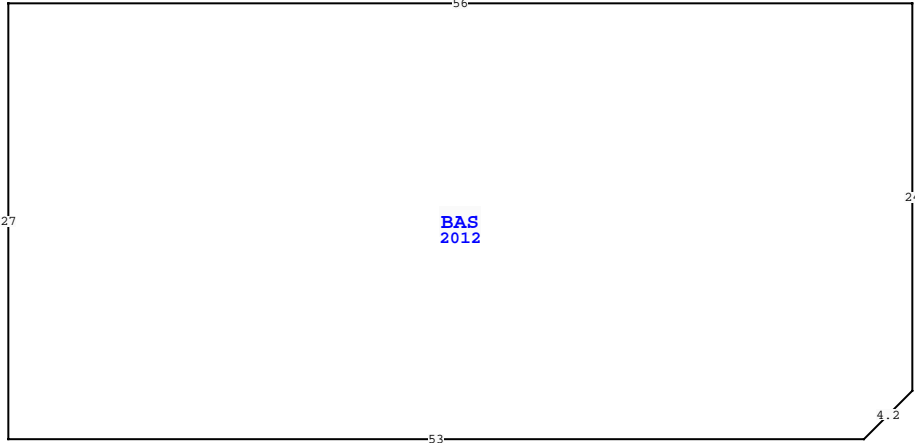
PDJ LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2025

45-2N-28-525B-0005-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,508	114.0000	91.20	137,530	1992	1992	0	0	70.00	30.00	
2 M/H 93- - 0% - 0 Heated Area: 1508 HX Base Yr												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2012	1,508	41,259
TOTALS	1,508			1,508	41,259

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			41,259
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			122,059
SOH/AGL Deduction			48,109
ASSESSED VALUE			73,950
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,950
TOTAL JUST VALUE			122,059
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			111,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5414	CO ISSUED	0	07/27/2012
M17175	NEW MH	0	05/01/2012
P15932	NEW MH	0	05/01/2012
8958	MH MOVE-ON	0	07/01/1992
7664	MH MOVE-ON	34,000	01/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1781/1386	2/29/2012	TD	U	I	11	18,500
GRANTOR: SHEFFIELD J HOWARD TR						
GRANTEE: PDJ LLC						
1754/0957	8/30/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WILLIAM F						

EXTRA FEATURES		94085 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	1242	WD DECK A	0	0	8	10			10.00	100	2012	2012	3	50	400	
2	1242	WD DECK A	0	0	8	10			10.00	100	2012	2012	3	50	400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2012] W56 S27 E53 U3 R3 N24 \$.	

LAND DESCRIPTION										TOTAL OB/XF										800				
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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							