TRACT 6
IN OR 1770/919
1998 HARB DW/MH

NIPPER LINDA LUCILLE
94093 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0006-0000

BUILDING CHARACTERISTICS

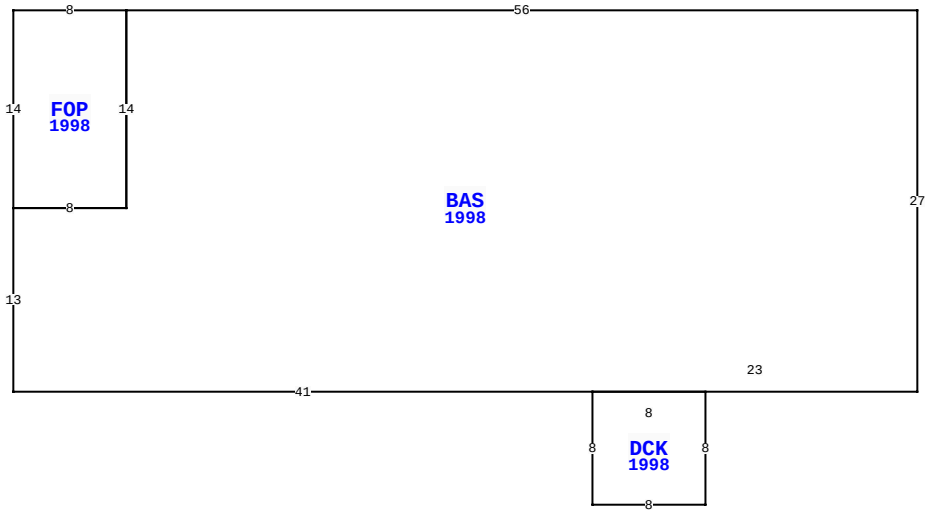
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1998	1,616	64,174
DCK	64	15	1998	10	397
FOP	112	30	1998	34	1,350
TOTALS	1,792			1,660	65,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	116.8000	99.28	164,805	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2012 Heated Area: 1616 HX Base Yr 2012



94093 DUCK LAKE DR, FERNANDINA BEACH

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

EXTRA FEATURES

LN	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	100	10	10	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,922
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		146,122
SOH/AGL Deduction		90,376
ASSESSED VALUE		55,746
TOTAL EXEMPTION VALUE	WX HX HB	35,746
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		146,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992574	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1770/0919	12/14/2011	WD	U	I	11	36,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: NIPPER FRANCES ROY						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 FOP=[YR=1998] W8 S14 E8 N14 $ S14 W8 S13 E41 DCK=[YR=1998] S8 E8 N8 W8 $ E23 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS