TRACT 7
IN OR 2130/36
1999 WESTON SW/MH

CORRELL ARIEL NICOLE/SKIPPER ALISSA ROSE CORRELL
94105 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0007-0000

BUILDING CHARACTERISTICS

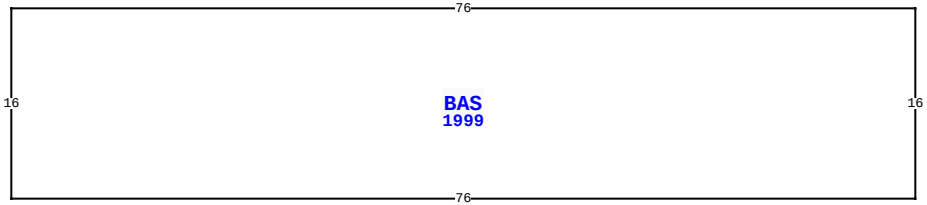
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,216	100	1999	1,216	53,309
TOTALS	1,216			1,216	53,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	104.38	126,926	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



94105 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE	02/18/2009	RK	LGL DATE		
XF DATE	02/18/2009	RK	LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,309
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	133,309
SOH/AGL Deduction	45,422
ASSESSED VALUE	87,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,887
TOTAL JUST VALUE	133,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003195	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/0036	6/09/2017	WD	U	I	11	100
GRANTOR: DEMAYO HENRY JR & JAN						
GRANTEE: CORRELL ARIEL NICOL						
0934/0838	5/31/2000	WD	Q	I		25,000
GRANTOR: BURKHART HOWARD J						
GRANTEE: DEMAYO HENRY D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] N16 W76 S16 E76 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS