

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame		N/A 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,022	100	2013
DCK	192	15	2013
TOTALS	2,214		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	2,051	136.8400	109.47	224,523	1993	2003	0	0	0	50.00	50.00													
2 M/H 93- - 0% - 0																									
Heated Area: 2022																									
HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>12/11/2007</td> <td></td> <td></td> <td></td> <td>05/25/2023</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	12/11/2007				05/25/2023	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
12/11/2007				05/25/2023																					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			112,262
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			247,262
SOH/AGL Deduction			59,006
ASSESSED VALUE			188,256
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			188,256
TOTAL JUST VALUE			247,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125415	CO ISSUED	0	10/24/2012
M17176	MH	3,000	05/01/2012
B21124	DEMOLITION	3,000	02/01/2008
982276	MH MOVE-ON	0	06/01/1998
8915	MH MOVE-ON	2,000	05/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0547	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2308/0486	9/30/2019	WD	Q	I	02	155,000
GRANTOR: ALLISON VENTURES LLC						
GRANTEE: STEIN PHILIP A						

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											
94146 DUCK LAKE DR, FERNANDINA BEACH																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>12/11/2007</td> <td></td> <td></td> <td></td> <td>05/25/2023</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	12/11/2007				05/25/2023	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
12/11/2007				05/25/2023																					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W13 N13 W23 S1 DCK=[YR=2013] W16 S12 E16 N12 S12 W28 S27 E16 N1 E4 D2 R2 E4 U2 R2 E5 S1 E31 N27 \$.	

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	000116	C	RES MARSH	0		RM	0.00	0.00	1.50	LT		1.00	1.00	1.00	90,000.00	90,000.00	135,000							