TRACT 12
IN OR 2424/1808
R672523 & R672524

GATA HOLDINGS II
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

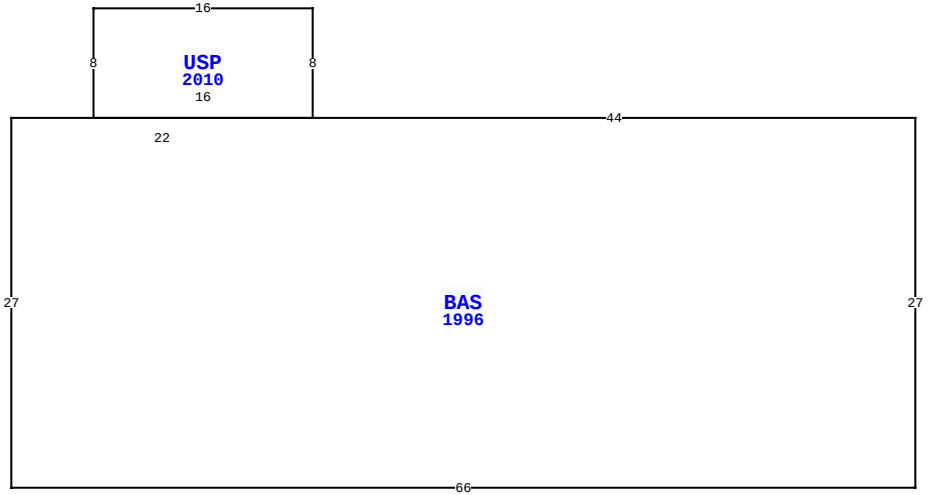
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1996	1,782	56,074
USP	128	50	2010	64	2,014
TOTALS	1,910			1,846	58,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,846	123.4000	104.89	193,627	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



94156 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/25/2023 MLU | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,088
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	148,208
SOH/AGL Deduction	29,806
ASSESSED VALUE	118,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,402
TOTAL JUST VALUE	148,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1808	1/13/2021	WD	U	I	37	82,500
GRANTOR: KANE RICHARD D JR & A						
GRANTEE: GATA HOLDINGS II						
2011/0310	10/22/2015	QC	U	I	11	100
GRANTOR: KANE RICHARD D & JEAN						
GRANTEE: KANE RICHARD D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W44USP=[YR=2010] N8 W16 S8 E16 $ W22 S27 E66 N27$.

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	0	10	6	60.00	SF	10.00	10.00	100	1985	1985	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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

REVIEW DATE 03/01/2022 BY KWA Total Acres: 0.41 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS