TRACT 13
IN OR 2749/1178
HOLLY POINT #2 UNR

CIESLEWICZ SYDNEY LYNN
94166 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0013-0000

BUILDING CHARACTERISTICS

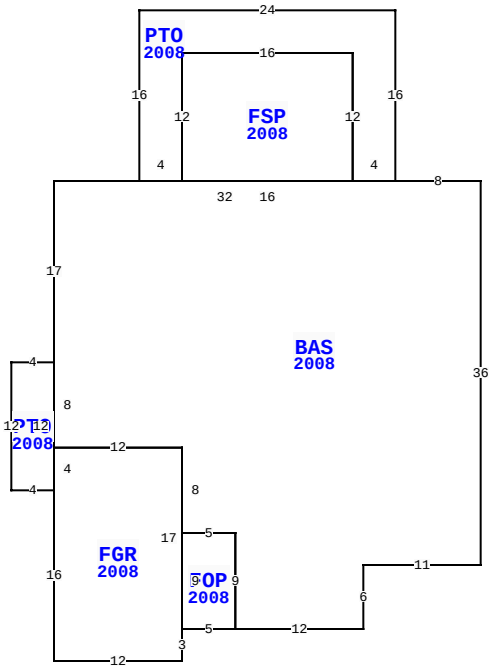
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,365	100	2008	1,365	169,735
FGR	240	55	2008	132	16,414
FOP	45	30	2008	14	1,741
FSP	192	40	2008	77	9,575
PTO	48	5	2008	2	249
PTO	192	5	2008	10	1,243
TOTALS	2,082			1,600	198,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	134.4258	134.43	215,088	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1365 HX Base Yr 2025



94166 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 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		198,956
TOTAL MARKET OB/XF VALUE		9,638
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		298,594
SOH/AGL Deduction		0
ASSESSED VALUE		298,594
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,872
TOTAL JUST VALUE		298,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13551	MECH OTHER	0	01/01/2008
C20856	CO ISSUED	0	12/01/2007
E20343	ELEC OTHER	7,000	12/01/2007
R10926	REPAIR/RRF	3,000	12/01/2007
B20856	NEW CONSTR	150,000	12/01/2007
6147	XFOB	9,792	12/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1178	11/08/2024	WD	Q	I	02	320,000
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: CIESLEWICZ SYDNEY L						
2714/1423	5/29/2024	WD	Q	I	01	308,900
GRANTOR: JOLLEY RONALD G						
GRANTEE: PURCHASING FUND 202						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 PTO=[YR=2008] N16 W24 S16 E4 FSP=[YR=2008] N12 E16 S12 W16 $ N12 E16 S12 E4 $ W32 S17 PTO=[YR=2008] W4 S12 E4 FGR=[YR=2008] S16 E12 N3 FOP=[YR=2008] E5 N9 W5 S9 $ N17 W12 S4 $ N12 $ S8 E12 S8 E5 S9 E12 N6 E11 N36 $.

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	0300	BOAT DCK W	0	100	55	4	220.00	SF	30.00	30.00	100	2006	2006	3	40	2,640	
2	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2008	2008	3	88	3,590	
3	0300	BOAT DCK W	0	100	16	10	160.00	SF	30.00	30.00	100	2014	2014	3	71	3,408	

LAND DESCRIPTION

TOTAL OB/XF 9,638

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/14/2020 BY TWA Total Acres: 0.43 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS