

TRACT 16  
IN OR 2248/1953  
HOLLY POINT UNIT 2

NEAVES GLADYS PATRICIA/NEAVES JONATHON P  
94194 DUCK LAKE DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

45-2N-28-525B-0016-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	13	LVT/LAMNT 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	
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
BAS	1,144	100	2019
TOTALS	1,144		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2006							
Heated Area: 1144					HX Base Yr		2006				
94194 DUCK LAKE DR, FERNANDINA BEACH										BLD DATE	
										XF DATE	
										INC DATE	
										LGL DATE	05/25/2023
										LAND DATE	MLU
										AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			106,349
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			196,349
SOH/AGL Deduction			100,214
ASSESSED VALUE			96,135
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			45,413
TOTAL JUST VALUE			196,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH190877	CO ISSUED	0	04/02/2019
MH190877	MH MOVE-ON	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1953	1/14/2019	WD	U	I	11	100
GRANTOR: NEAVES GLADYS P & PAT						
GRANTEE: NEAVES JONATHON P &						
1733/0050	3/31/2011	WD	U	I	30	100
GRANTOR: NEAVES GLADYS PATRICI						
GRANTEE: NEAVES GLADYS PATRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W44 S26 E44 N26\$.	

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	OB/XF MKT VALUE	NOTES

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