TRACT 18
HOLLY POINT UNIT 2 UNR

ECKARD LINCOLN L & WENDY
94705 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0018-0000

BUILDING CHARACTERISTICS

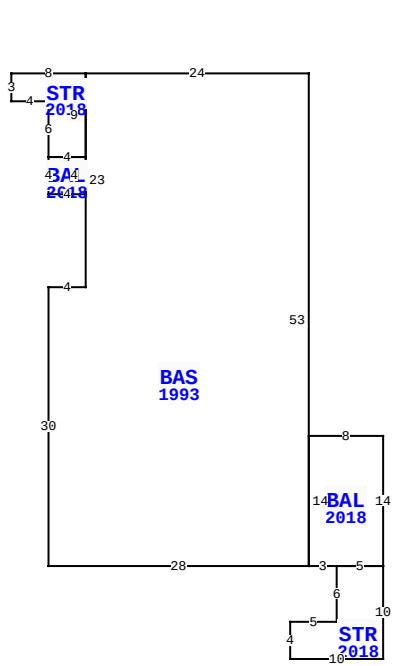
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAL	16	15	2018	2	249
BAL	112	15	2018	17	2,117
BAS	1,392	100	1993	1,392	173,312
SFB	372	80	2018	298	37,103
STR	48	10	2018	5	622
STR	70	10	2018	7	872
UCP	1,020	20	1993	204	25,399
UOP	77	20	2018	15	1,867
TOTALS	3,107			1,940	241,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	136.8178	136.82	265,431	1982	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1690 HX Base Yr 2019



94705 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,542
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	321,542
SOH/AGL Deduction	141,258
ASSESSED VALUE	180,284
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	129,562
TOTAL JUST VALUE	321,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001482	REMODEL	8,000	03/01/2020
B0618199	REPAIR/RRF	2,100	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/0932	12/21/2018	WD	U	I	11	100
GRANTOR: ADAMS BRIAN W & CAROL						
GRANTEE: ECKARD LINCOLN L &						
2245/1309	12/21/2018	WD	Q	I	01	192,000
GRANTOR: ADAMS BRIAN W & CAROL						
GRANTEE: ECKARD LINCOLN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 STR=[YR=2018] W8 S3 E4 S6 BAL=[YR=2018] S4 E4 N4 W4$ E4 N9 $ S23 W4 S30 E28 BAL=[YR=2018] E3 STR=[YR=2018] S6 W5 S4 E10 N10 W5$ E5 N14 W8 S14$ N53$ PTR=E25 UCP=[YR=1993] E1 UOP=[YR=2018] N7 E11 S7 W11$ E11 SFB=[YR=2018] E12 S31 W12 N31$ S31 E12 S22 W28 N30 E4 N23$ W25 $.

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

REVIEW DATE 11/25/2020 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS