

TRACT 19
IN OR 2216/1040
HOLLY POINT #2 UNR

PDJ LLC
P O BOX 15163
FERNANDINA BEACH, FL 32035

2025

45-2N-28-525B-0019-0000



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	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
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	1,188	100	2018
TOTALS	1,188		1,188
			66,526

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+	- 0%	- 0																				
Heated Area: 1188					HX Base Yr																			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2018</p> </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2025	MLU	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			66,526
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			146,526
SOH/AGL Deduction			107,552
ASSESSED VALUE			38,974
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			38,974
TOTAL JUST VALUE			146,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH189092	CO ISSUED	0	03/07/2019
MH189092	MH MOVE-ON	0	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1040	8/01/2018	WD	U	I	30	15,000
GRANTOR: PETERS ROBERT						
GRANTEE: PDJ LLC						
1951/0441	11/12/2014	WD	U	I	37	8,000
GRANTOR: POUND TRACY ELEAZER						
GRANTEE: PETERS ROBERT						

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	OB/XF MKT VALUE	NOTES							
94683 DUCK LAKE DR, FERNANDINA BEACH																							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W44 S27 E44 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	DPHT 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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								