

TRACT 20 R673614
 IN OR 1371/1517
 HOLLY POINT UNIT 2 UNR

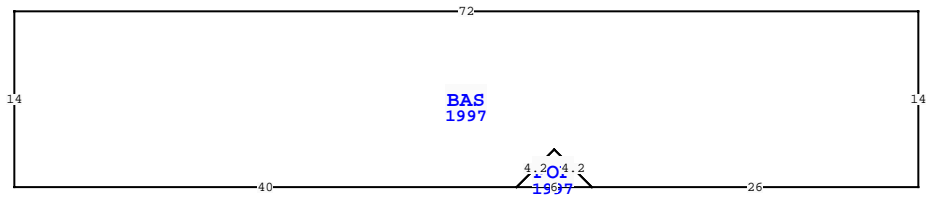
KEITH DONALD L
 94673 DUCK LAKE DR
 FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0020-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 60	
Interior Wall	05	DRYWALL 40	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	999	100	1997
FOP	9	30	1997
TOTALS	1,008		1,002
			25,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,002	104.2000	83.36	83,527	1983	1995	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 999 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			25,058
TOTAL MARKET OB/XF VALUE			20,858
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			125,916
SOH/AGL Deduction			8,900
ASSESSED VALUE			117,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			117,016
TOTAL JUST VALUE			125,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25360	ELEC OTHER	0	08/01/2012
B26106	ADDITION	33,130	06/01/2012
971933	MH MOVE-ON	0	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1517	12/06/2005	WD	Q	I		48,000
GRANTOR: BURNSED HUBERT E						
GRANTEE: KEITH DONALD L						
0836/1661	6/09/1998	WD	Q	I		36,600
GRANTOR: RYAN LEE MICHELLE						
GRANTEE: BURNSED HUBERT E						

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		
1	1242	WD DECK A	0	0	8	20		10.00	10.00	100	1998	1998	3	20	320			
2	0510	GARAGE WD-	0	0	35	24		35.00	35.00	100	2012	2012	3	64	18,816			
3	0810	CONCRETE A	0	0	24	12		6.50	6.50	100	2012	2012	3	92	1,722			
TOTALS													1,008		1,002		25,058	

94673 DUCK LAKE DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/08/2025 MLU

BUILDING NOTES												

BUILDING DIMENSIONS
 BAS=[YR=1997] W72 S14 E40 FOP=[YR=1997] E6 U3 L3 L3 D3 \$ U3 R3 R3 D3 E26 N14\$.

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	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								