TRACT 21
IN OR 2724/1447
HOLLY POINT UNIT 2 UNR

TANNER CAROL
94667 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

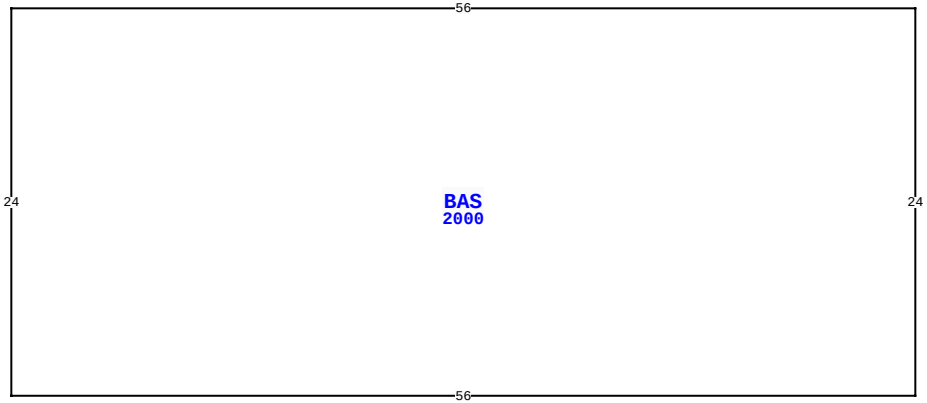
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2000	1,344	61,123
TOTALS	1,344			1,344	61,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	121.6000	103.36	138,916	2000	2000	0	0	0	56.00	44.00

2 M/H 94+ – 100% - 2025 Heated Area: 1344 HX Base Yr 2025



94667 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		61,123
TOTAL MARKET OB/XF VALUE		12,168
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		153,291
SOH/AGL Deduction		0
ASSESSED VALUE		153,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,569
TOTAL JUST VALUE		153,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5002	CO ISSUED	0	09/01/2007
MH5002	MH MOVE-ON	0	09/01/2007
P12747	OTHER	0	09/01/2007
M13215	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1447	6/28/2024	QC	U	I	11	100
GRANTOR: BLASKE ROBERT & DOLOR						
GRANTEE: TANNER CAROL						
1886/0039	8/05/2013	WD	U	I	11	100
GRANTOR: SHECKELLS KAY F						
GRANTEE: BLASKE ROBERT & DOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S24 E56 N24 $.

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	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	1982	1982	3	35	10,920	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2018	2018	3	78	1,248	

LAND DESCRIPTION

TOTAL OB/XF 12,168

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 05/09/2019 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS