



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																		VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 80,000 SOH/AGL Deduction 33,415 ASSESSED VALUE 46,585 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,585 TOTAL JUST VALUE 80,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000														
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT	ISSUED									
MAP NUM						MKT AREA				04												4541	NEW CONSTR	38,097	12/09/1987							
NEIGHBORHOOD/LOC 4003.00																SALES DATA																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
																2506/0073	10/06/2021	QC U	V	11	100											
TOTALS						DUCK LAKE DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/08/2025	MLU	BUILDING NOTES										
EXTRA FEATURES																XF DATE		LAND DATE					BUILDING DIMENSIONS									
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	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															
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS																																