



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	1993
FOP	56	30	1993
FOP	230	30	1993
FOP	190	30	2020
FST	56	55	1993
TOTALS	1,708		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,350	124.6960	124.70	168,345	1988	2000	0	0	0	11.75	88.25		
1 SINGLE FAM - 0% - 0														
Heated Area: 1176														
HX Base Yr														
94611 DUCK LAKE DR, FERNANDINA BEACH														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/08/2025	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			154,844
TOTAL MARKET OB/XF VALUE			402
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			235,246
SOH/AGL Deduction			29,792
ASSESSED VALUE			205,454
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,454
TOTAL JUST VALUE			235,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0081	10/05/2021	FJ	U	I	11	0
GRANTOR: BACON DOROTHY M EST						
GRANTEE: GOODBREAD VIRGINIA						
2424/1480	1/08/2021	WD	U	I	30	155,000
GRANTOR: CRISP KATHY DIANE ET						
GRANTEE: TUSO MARK ANTHONY &						

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
1	0940	SHEDS/PORT	0	0	10	10		20.10	100	1987	1987	3	20
TOTAL OB/XF 402													

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=1993] W7FST=[YR=1993] W7 S8 BAS=[YR=1993] W28 S28													
FOP=[YR=2020] S10 E19 FOP=[YR=1993] E23 N10 W23 S10\$ N10 W19\$													
E42N28 W14 \$ E7 N8 \$ S8 E7 N8 \$.													

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							

