

TRACT 28
IN OR 2693/329
HOLLY POINT #2 UNR

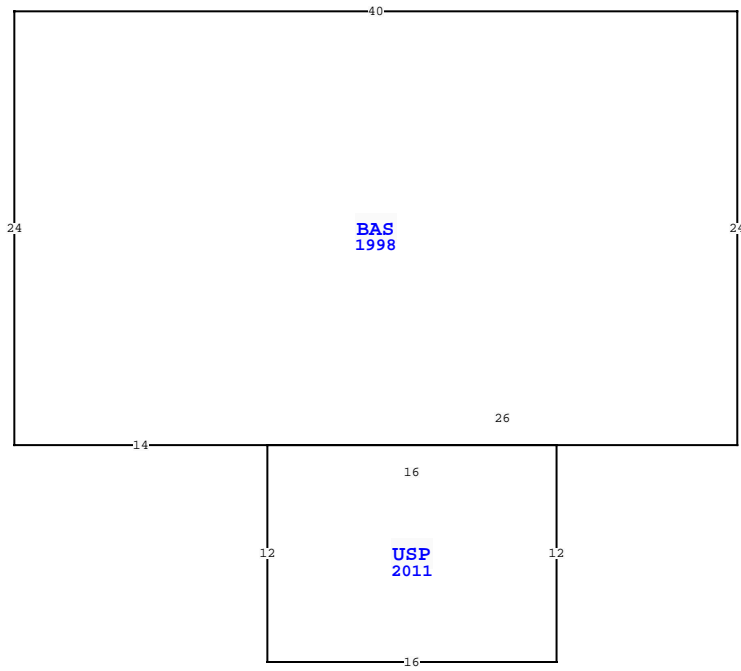
JAYNES CHAD STUART L/E/
94155 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0028-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
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	960	100	1998
USP	192	50	2011
TOTALS	1,152		
			1,056
			45,349

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,056	122.0000	97.60	103,066	1986	2000		0	0	56.00	44.00
1 M/H 93- - 100% - 2020 Heated Area: 960 HX Base Yr 2020												



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		45,349	
TOTAL MARKET OB/XF VALUE		2,722	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		128,071	
SOH/AGL Deduction		80,746	
ASSESSED VALUE		47,325	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		22,325	
TOTAL JUST VALUE		128,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R02747	REPAIR/RRF	0	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/329	2/06/2024	LE U	I	I	11	100
GRANTOR: JAYNES MICHELLE MAE &						
GRANTEE: JAYNES CHAD CHRISTO						
2675/1531	10/25/2023	LE U	I	I	11	100
GRANTOR: JAYNES MICHELLE MAY &						
GRANTEE: JAYNES CHAD CHRISTO						

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	0510	GARAGE WD-	0	100	12	24		288.00	SF	26.25	26.25	100	2005	2005	3	36	2,722	

BUILDING NOTES	
94155 DUCK LAKE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1998] W40 S24 E14 USP=[YR=2011] S12 E16 N12 W16 \$ E26 N24 \$.	

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								