

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2012
UOP	50	25	2017
TOTALS	974		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	936	105.6000	84.48	79,073	1987	1987	0	0	70.00	30.00												
2 M/H 93- - 0% - 2024 Heated Area: 924 HX Base Yr																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/08/2025	MLU																			

NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		157,639	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		317,639	
SOH/AGL Deduction		0	
ASSESSED VALUE		317,639	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		317,639	
TOTAL JUST VALUE		317,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/531	5/31/2023	WD	Q	I	01	255,000
GRANTOR: JONES LISA DIANE						
GRANTEE: LINKOUS SCOTT WAYNE						
2578/1420	7/14/2022	QC	U	I	11	100
GRANTOR: JAYNES MICHELLE MAE &						
GRANTEE: LISA DIANE JONES						

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
94668 DUCK LAKE DR, FERNANDINA BEACH																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W66 S14 E50 UOP=[YR=2017] S5 E10 N5 W10\$ E16 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

