

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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	1,344	100	1993
FEP	126	85	2006
TOTALS	1,470		
		1,451	39,003

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,451	112.0000	89.60	130,010	1969	1975	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 1451 HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/08/2025	MLU	
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			76,213
TOTAL MARKET OB/XF VALUE			3,053
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			239,266
SOH/AGL Deduction			131,887
ASSESSED VALUE			107,379
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			107,379
TOTAL JUST VALUE			239,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14562	ELEC OTHER	0	03/01/2005
MH4469	MH MOVE-ON	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1651	9/24/2015	QC	U	I	11	100
GRANTOR: CONLEY OVIDA M						
GRANTEE: DAVIS SUSAN M						
0553/1148	10/05/1988	WD	U	V		10,000
GRANTOR: KELLY WM AVERY JR						
GRANTEE: CONLEL OVIDA M						

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987
2	1242	WD DECK A	0	0	24	384.00	SF	10.00	10.00	100	1990	1990
3	1242	WD DECK A	0	0	12	84.00	SF	10.00	10.00	100	2005	2005
TOTALS												
94654 DUCK LAKE DR, FERNANDINA BEACH												
TOTAL OB/XF 3,053												

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[YR=2006] W9 S14 BAS=[YR=1993] W47 S24 E56 N24 W9\$ E9 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	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								
2	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								

