

TRACT 33
PT OR 2454/1059
1997 SKYL DW/MH

PRICE JOSHUA CALEB
94634 DUCK LAKE DRIVE E
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0033-0000

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 90	
Interior Floor	08	SHT VINYL 10	
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	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2002
DCK	338	15	2002
TOTALS	1,742		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,455	141.1200	119.95	174,527	1997	1997	0	0	65.00	35.00

1 M/H 94+ - 0% - 0 Heated Area: 1404 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		61,084	
TOTAL MARKET OB/XF VALUE		1,066	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		142,150	
SOH/AGL Deduction		34,921	
ASSESSED VALUE		107,229	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,229	
TOTAL JUST VALUE		142,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1059	3/23/2021	WD Q	Q	I	05	135,000
GRANTOR: YAZELL TYLER C & SONY						
GRANTEE: PRICE JOSHUA CALEB						
2094/0412	12/30/2016	WD P	P	I	98	90,000
GRANTOR: NICHOLS PAUL E & LIND						
GRANTEE: YAZELL TYLER C & SO						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				
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	0940	SHEDS/PORT	0	0	20	12			22.20	100	2002	2002	3	20	1,066	

TOTAL OB/XF												1,066	
94634 DUCK LAKE DR, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/08/2025 MLU													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W52 S27 E15 DCK=[YR=2002] S9 R3 D3 E15 S3 E12 N6 W6 N9 W24\$ E37 N27 \$.											

LAND DESCRIPTION												TOTAL OB/XF												1,066	
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								