TRACT 49
IN OR 2565/1231
HOLLY POINT UNIT 2 UNR

WORTH-PAGE BOBBIE SUE
94590 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0049-0000

BUILDING CHARACTERISTICS

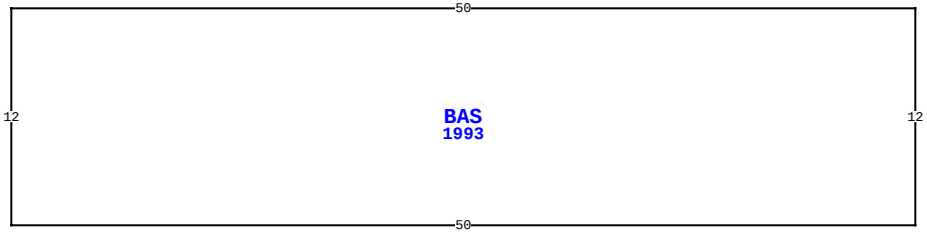
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	47,736
TOTALS	600			600	47,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	600	132.6000	106.08	63,648	1985	2015	0	0	0	25.00	75.00

1 M/H 93- – 100% - 2023 Heated Area: 600 HX Base Yr 2023



94590 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,736
TOTAL MARKET OB/XF VALUE		2,659
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		130,395
SOH/AGL Deduction		93,288
ASSESSED VALUE		37,107
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,107
TOTAL JUST VALUE		130,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1231	5/25/2022	WD	Q	I	01	170,000
GRANTOR: PARMER ALYCE J						
GRANTEE: WORTH-PAGE BOBBIE S						
2308/0761	9/27/2019	WD	Q	I	01	70,000
GRANTOR: BANKHEAD VICTORIA K						
GRANTEE: PARMER ALYCE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S12 E50 N12$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,120.00	SF	5.20	5.20	100	1980	1980	3	30	1,747	
2	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	1994	1994	3	20	720	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 2,659

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS