

TRACT 1
IN OR 2764/351
HOLLY POINT #3 UNR

ESTES STEVE L/E/
94564 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525C-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	0	0	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	1,134	100	2012
TOTALS	1,134		1,134
			92,372

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,134	145.2000	123.42	139,958	2011	2011	0	0	34.00	66.00	
2 M/H 94+ - 100% - 2023			Heated Area: 1134				HX Base Yr 2023					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>												
<div style="display: flex; justify-content: space-between;"> 42 42 </div>												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4																							
VALUATION SUMMARY																												
VALUATION BY			STANDARD																									
Tax Group: 4		Tax Dist:																										
BUILDING MARKET VALUE				92,372																								
TOTAL MARKET OB/XF VALUE				300																								
TOTAL LAND VALUE - MARKET				80,000																								
TOTAL MARKET VALUE				172,672																								
SOH/AGL Deduction				33,785																								
ASSESSED VALUE				138,887																								
TOTAL EXEMPTION VALUE				100,722																								
BASE TAXABLE VALUE				38,165																								
TOTAL JUST VALUE				172,672																								
NCON VALUE				0																								
INCOME VALUE																												
PREVIOUS YEAR MKT VALUE				159,305																								
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SALES DATA																												
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE																							
2764/351	1/30/2025	LE U	I	11	100																							
GRANTOR: ESTES STEVE																												
GRANTEE: RINCK MARIE																												
2586/1594	8/19/2022	WD Q	I	01	193,000																							
GRANTOR: SABAS ISABELO & CAROL																												
GRANTEE: ESTES STEVE																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
BAS=[YR=2012] W42 S27 E42 N27 \$.																												

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	1242	WD DECK A	0	100	10	6			60.00	SF	10.00	10.00	100	2012	2012	3	50	300	

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	
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								