LOT 22
IN OR 1868/1183
RP 108047

WATSON KRYSTEN L
86724 PAGES DAIRY RD
YULEE, FL 32097

2025

45-2N-28-525C-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

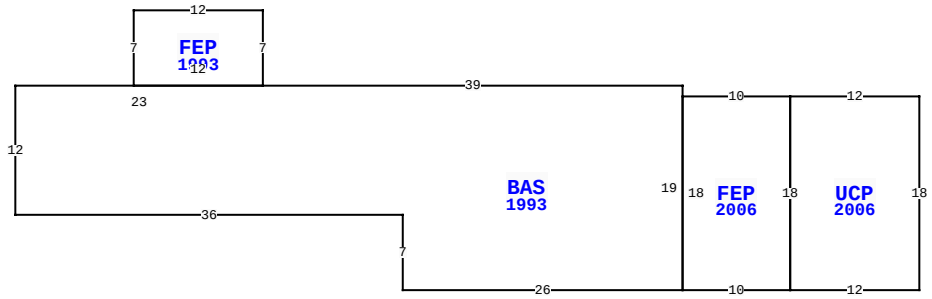
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100	1993	926	9,956
FEP	84	85	1993	71	763
FEP	180	85	2006	153	1,645
UCP	216	20	2006	43	462
TOTALS	1,406			1,193	12,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,193	67.2000	53.76	64,136	1972	1977	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1150 HX Base Yr



94501 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,827
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,827
SOH/AGL Deduction	44,898
ASSESSED VALUE	47,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,929
TOTAL JUST VALUE	92,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1183	7/18/2013	WD	U	I	11	100
GRANTOR: HUSSEY LISA G						
GRANTEE: WATSON KRYSTEN L						
1868/0778	7/18/2013	WD	U	I	11	100
GRANTOR: HUSSEY LISA G						
GRANTEE: WATSON KRYSTEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FEP=[YR=1993] N7 W12 S7 E12$ W23 S12 E36 S7 E26 FEP=[YR=2006] E10 UCP=[YR=2006] E12 N18 W12 S18 $ N18 W10 S18$ N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS