

**SANCEY ELISE/CRIBBS AUSTIN**  
94249 DUCK LAKE DR  
FERNANDINA BEACH, FL 32034

**45-2N-28-525D-0024-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 100

RooF Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1.

Units1. 100  
0 100

Quality03 Quality Level 03

DOR CODE0200 MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4003.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS960100202496092,443

TOTALS96096092,443

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND% TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RM0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE11/29/2023BY DJTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

080002960

TOT ADJ PTS115.6000

EFF. BASE RATE98.26

REPL. COST NEW94,330

AYB2022

EYB2022

ECON0

FNCT0

NORM2.00

% COND98.00

HEATED AREA: 960

HX Base Yr 2024

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE92,443

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE172,443

SOH/AGL Deduction10,478

ASSESSED VALUE161,965

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE111,243

TOTAL JUST VALUE172,443

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE157,400

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2536/17452/02/2022WD U V 3725,000

GRANTOR:HANKINSON ERIC

GRANTEE:SANCEY ELISE & AUST

2082/016111/02/2016WD U V 374,800

GRANTOR:POUND TRACY ELEAZER

GRANTEE:HANKINSON ERIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W40 S24 E40 N24 \$

LAND DESCRIPTION

TOTAL OB/XF0

05/08/2025MLU

94249 DUCK LAKE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE