LOT 1 1985 FLEET SWMH
IN OR 758 PG 1625
HOLLY POINT UNIT 5 UNR

COOK DYANN
94235 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

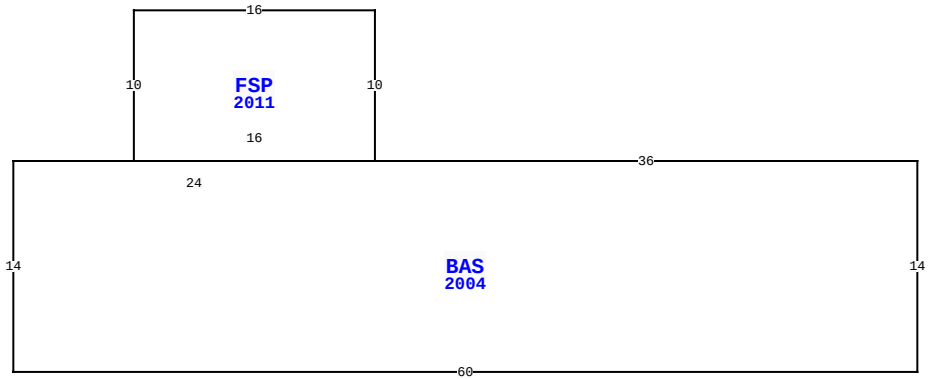
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2004	840	14,140
FSP	160	60	2011	96	1,616
TOTALS	1,000			936	15,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	936	70.1400	56.11	52,519	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 840 HX Base Yr 1997



94235 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		15,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		95,756
SOH/AGL Deduction		70,718
ASSESSED VALUE		25,038
TOTAL EXEMPTION VALUE	HX HB WX	25,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4356	MH MOVE-ON	0	01/01/2005
8261	MH MOVE-ON	800	08/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/1625	5/03/1996	QC	Q	I	01	100
GRANTOR: COOK DANIEL E						
GRANTEE: COOK DANIEL & DYANN						
0677/1495	3/30/1993	WD	U	I	10	3,800
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: COOK DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 FSP=[YR=2011] N10 W16 S10 E16$ W24 S14 E60 N14$.

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	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