LOT 2
IN OR 2710/924
HOLLY POINT UNIT 5 UNR

FOWLER SEAN BRYCE
4048 SW 8TH ST
PLANTATION, FL 33317

2025

45-2N-28-525E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

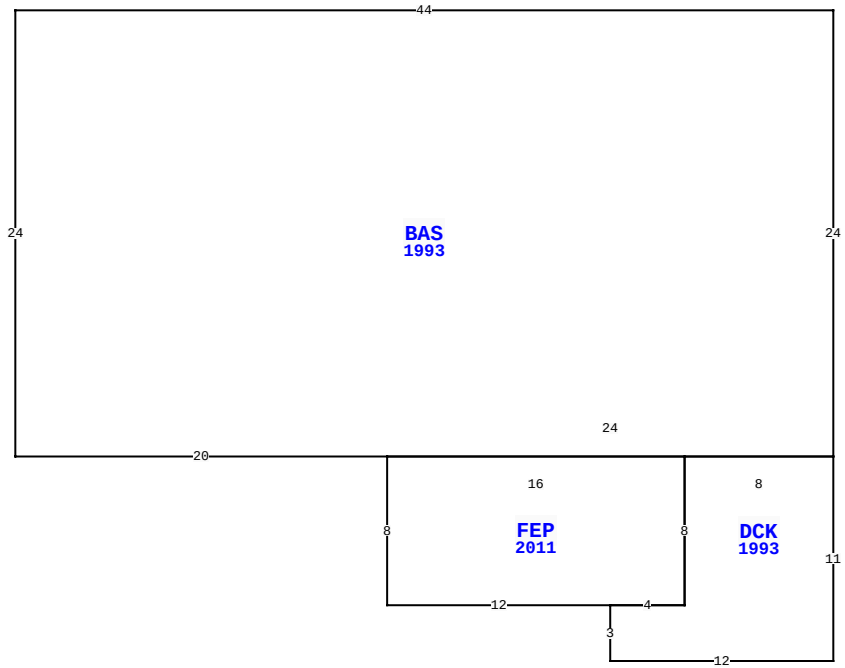
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	31,427
DCK	100	15	1993	15	446
FEP	128	85	2011	109	3,244
TOTALS	1,284			1,180	35,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,180	124.0000	99.20	117,056	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1165 HX Base Yr



94225 DUCK LAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,117
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	119,485
SOH/AGL Deduction	0
ASSESSED VALUE	119,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,485
TOTAL JUST VALUE	119,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/924	5/06/2024	WD	U	I	37	109,000
GRANTOR: LUCAS JUDITH ROBIN						
GRANTEE: FOWLER SEAN BRYCE						
2331/1104	1/08/2020	WD	Q	I	01	65,000
GRANTOR: MOUNTAIN WEST IRA FBO						
GRANTEE: LUCAS JUDITH ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E20 FEP=[YR=2011] S8 E12 DCK=[YR=1993] S3 E12 N11 W8 S8 W4$ E4 N8W16$ E24 N24$.

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	0510	GARAGE WD-	0	0	26	16	416.00	SF	35.00	35.00	100	1998	1998	3	25	3,640	
2	0350	CARPORT WD	0	0	20	14	280.00	SF	13.00	13.00	100	1998	1998	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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 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