

TRACT 32
IN OR 2793/1971
HOLLY POINT UNIT 1 UNR

WASDIN DEBORAH
12 SEA MARSH COVE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525A-0032-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0820	02	1,188	120.0000	102.00	121,176	1989	2003	0	0	0	52.00	48.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 0% - 2026													Heated Area: 1152 HX Base Yr													
Roof Cover	12	MODULAR MT 100														VALUATION BY STANDARD													
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:													
Interior Floor	08	SHT VINYL 100														BUILDING MARKET VALUE 58,164													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 0													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 80,000													
Bedrooms	3	100														TOTAL MARKET VALUE 138,164													
Bathrooms	2	100														SOH/AGL Deduction 0													
Frame	02	WOOD FRAME 100														ASSESSED VALUE 138,164													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE 0													
Units	0	100														BASE TAXABLE VALUE 138,164													
Quality		03	Quality Level 03		TOTAL JUST VALUE 138,164																								
DOR CODE		0200		MOBILE HOME		NCON VALUE 0																							
MAP NUM				MKT AREA		04		INCOME VALUE																					
NEIGHBORHOOD/LOC		4003.00		PREVIOUS YEAR MKT VALUE 137,024																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																							
BAS	1,152	100	2003	1,152	56,402	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																	
DCK	240	15	2003	36	1,763	2793/1971	6/05/2025	SW	Q	I	01	180,000																	
TOTALS						1,392			1,188	58,164	GRANTOR: TIFTON NASSAU LLC																		
EXTRA FEATURES						94072 DUCK LAKE DR, FERNANDINA BEACH						BLD DATE		LGL DATE		05/08/2025		MLU											
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	BUILDING NOTES												
																	BUILDING DIMENSIONS												
DCK=[YR=2003] W20 S12 BAS=[YR=2003] W28 S24 E48 N24 W20\$ E20 N12\$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/01/2023 BY CD																													
Total Acres: 0.00					Total Land Value: 80,000					Market: 0					Agricultural: 0					Common: 80,000					PRINTED 07/09/2026 BY SYS				