TRACT 6
IN OR 2828/1211
HOLLY POINT UNIT 2 UNR

DAILY THERESA D
94093 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525B-0006-0000

BUILDING CHARACTERISTICS

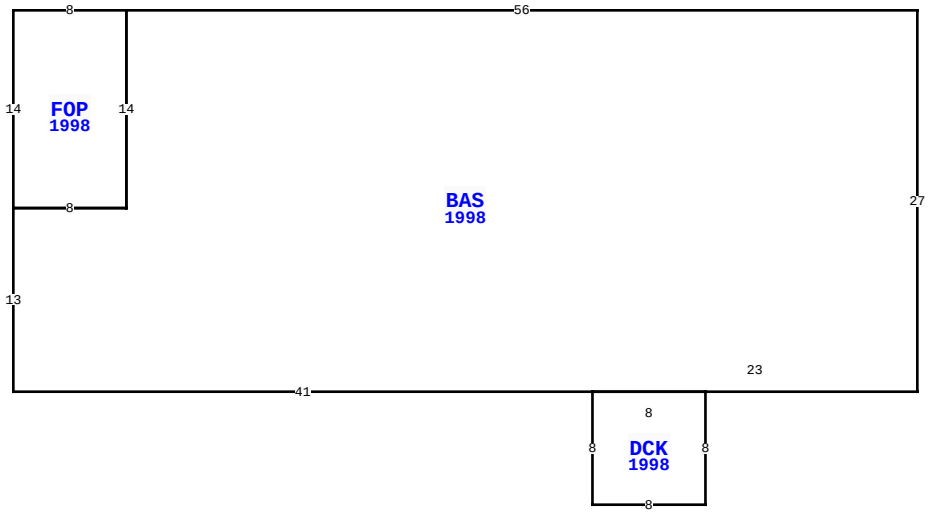
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,616	100	1998	1,616	59,558
DCK	64	15	1998	10	369
FOP	112	30	1998	34	1,253
TOTALS	1,792			1,660	61,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	117.0000	105.30	174,798	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2026 Heated Area: 1616 HX Base Yr 2026



94093 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		61,179
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		141,379
SOH/AGL Deduction		45,524
ASSESSED VALUE		95,855
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		39,444
TOTAL JUST VALUE		141,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992574	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1211	11/12/2025	WD	Q	I	01	165,000
GRANTOR: NIPPER LINDA LUCILLE						
GRANTEE: DAILY THERESA D						
1770/0919	12/14/2011	WD	U	I	11	36,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: NIPPER FRANCES ROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 FOP=[YR=1998] W8 S14 E8 N14 $ S14 W8 S13 E41 DCK=[YR=1998] S8 E8 N8 W8 $ E23 N27 $.

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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 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