TRACT 19
IN OR 2216/1040
HOLLY POINT #2 UNR

PDJ LLC
P O BOX 15163
FERNANDINA BEACH, FL 32035

2026

45-2N-28-525B-0019-0000

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	08	SHT VINYL 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

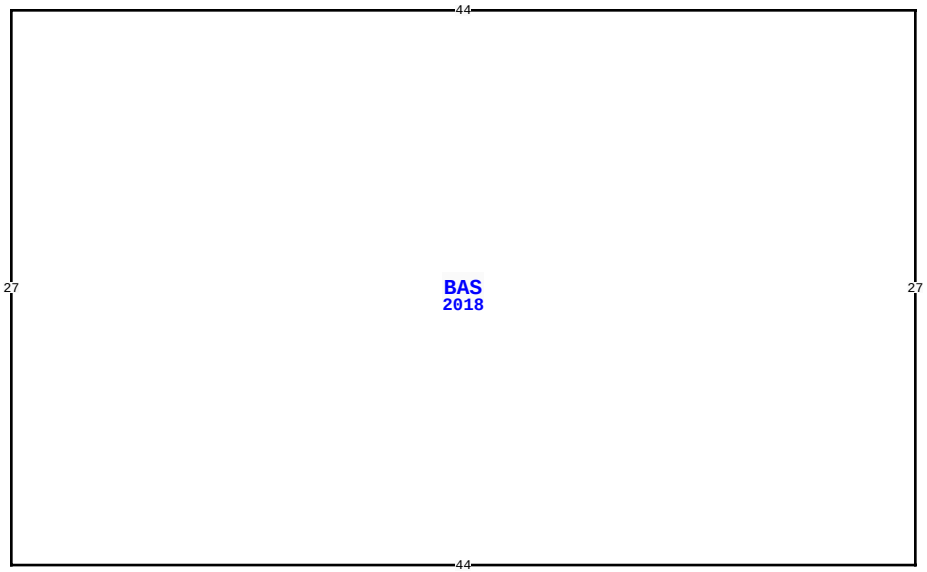
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2018	1,188	67,830
TOTALS	1,188			1,188	67,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	122.0000	109.80	130,442	2001	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 0 Heated Area: 1188 HX Base Yr



94683 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	67,830
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	147,830
SOH/AGL Deduction	104,959
ASSESSED VALUE	42,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,871
TOTAL JUST VALUE	147,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH189092	CO ISSUED	0	03/07/2019
MH189092	MH MOVE-ON	0	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1040	8/01/2018	WD	U	I	30	15,000
GRANTOR: PETERS ROBERT						
GRANTEE: PDJ LLC						
1951/0441	11/12/2014	WD	U	I	37	8,000
GRANTOR: POUND TRACY ELEAZER						
GRANTEE: PETERS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W44 S27 E44 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

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	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