

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

45-2N-28-525B-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	05	0820	02	1,451	112.0000	95.20	138,135	1969	1975	0	0	0	70.00	30.00															
Roof Structure	03	1 M/H 93- 0% - 0													Heated Area: 1451 HX Base Yr														
Roof Cover	03	COMP SHNGL 100													FEP 2006														
Interior Wall	04	PLYWOOD 100																											
Interior Floor	08	SHT VINYL 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
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	1,344	100	1993	1,344	38,385																								
FEP	126	85	2006	107	3,056																								
TOTALS		1,470		1,451	41,440																								
EXTRA FEATURES					94654 DUCK LAKE DR, FERNANDINA BEACH																								
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												
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030													
2	1242	WD DECK A	0	0	24	16	384.00	SF	10.00	10.00	100	1990	1990	3	20	768													
3	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	2005	2005	3	21	176													
TOTAL OB/XF 2,974																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
2	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: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS																													

VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				80,838			
TOTAL MARKET OB/XF VALUE				2,974			
TOTAL LAND VALUE - MARKET				160,000			
TOTAL MARKET VALUE				243,812			
SOH/AGL Deduction				125,695			
ASSESSED VALUE				118,117			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				118,117			
TOTAL JUST VALUE				243,812			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				239,266			

DAVIS SUSAN M
94035 MERLIN DR
FERNANDINA BEACH, FL 32034

45-2N-28-525B-0031-0000

[illegible]