LOT 26
IN OR 2473/1865
HOLLY POINT UNIT 3 UNR

CARTWRIGHT JAMES E & CYNTHIA
94457 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0026-0000

BUILDING CHARACTERISTICS

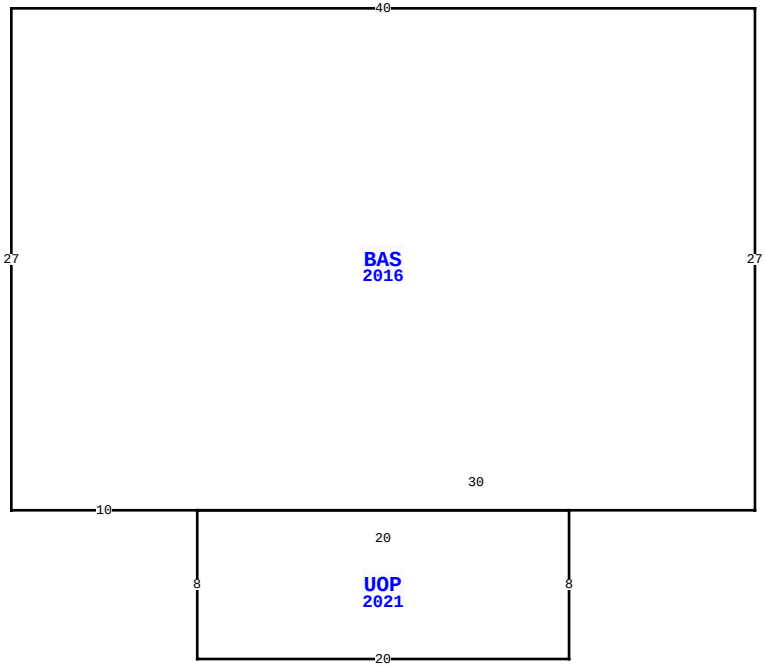
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,080	100	2016	1,080	93,020
UOP	160	25	2021	40	3,446
TOTALS	1,240			1,120	96,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	127.6000	114.84	128,621	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2018 Heated Area: 1080 HX Base Yr 2018



94457 DUCK LAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,466
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		168,466
SOH/AGL Deduction		89,377
ASSESSED VALUE		79,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,678
TOTAL JUST VALUE		168,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165800	CO ISSUED	0	12/21/2016
MH165800	MH MOVE-ON	0	11/22/2016
B1632192	DEMOMH	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1865	6/18/2021	QC	U	I	11	100
GRANTOR: CARTWRIGHT JAMES EDWA						
GRANTEE: CARTWRIGHT JAMES E						
1081/0572	9/18/2002	WD	Q	I	01	100
GRANTOR: CARTWRIGHT JAMES EDWA						
GRANTEE: CARTWRIGHT JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S27 E10 UOP=[YR=2021] S8 E20 N8 W20$ E30 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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/09/2026 BY SYS