LOTS 39 THRU 43
HOLLY POINT UNIT 3 UNR

WORM HERBERT & SANDRA
94472 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0042-0000

BUILDING CHARACTERISTICS

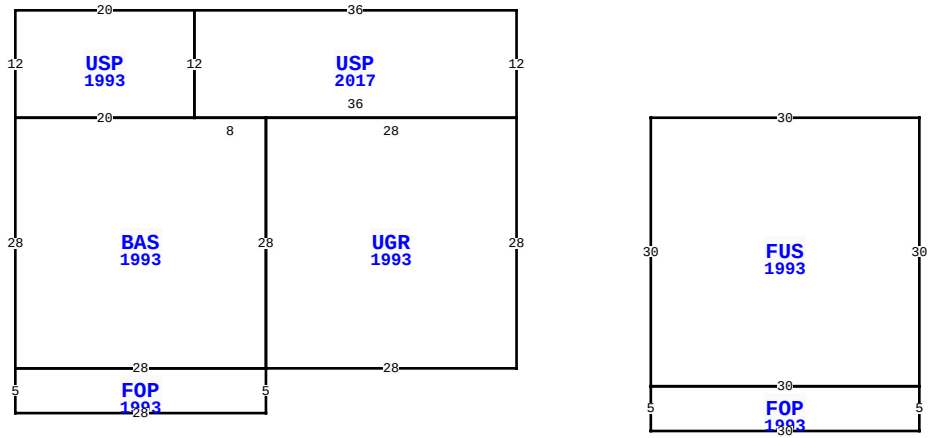
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	784	100	1993	784	73,849
FOP	140	30	1993	42	3,956
FOP	150	30	1993	45	4,238
FUS	900	100	1993	900	84,776
UGR	784	45	1993	353	33,251
USP	240	30	1993	72	6,782
USP	432	30	2017	130	12,245
TOTALS	3,430			2,326	219,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	108.5840	114.01	265,187	1987	1997	0	0	0	17.38	82.62

1 SINGLE FAM 100% - 2024 Heated Area: 1684 HX Base Yr 2024



94472 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,214
TOTAL MARKET OB/XF VALUE		6,676
TOTAL LAND VALUE - MARKET		338,800
TOTAL MARKET VALUE		609,690
SOH/AGL Deduction		119,974
ASSESSED VALUE		489,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		438,305
TOTAL JUST VALUE		609,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110463	REPAIR/RRF	12,835	10/14/2021
B2004387	REMODEL	12,000	06/01/2020
7763	GARAGE	13,328	01/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/661	5/25/2023	WD	U	I	30	380,000
GRANTOR: CARTER JASON						
GRANTEE: WORM HERBERT & SAND						
2397/0799	9/30/2020	FJ	U	I	11	100
GRANTOR: CARTER DENNIS WAYNE E						
GRANTEE: CARTER JASON						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
4	0681	POLE SHED	0	100	18	16	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1978	1978	3	20	1,152	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
7	0680	POLE SHED	0	100	12	20	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
8	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2005	2005	3	32	614	

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] N12 W36 S12 E36$ UGR=[YR=1993] W28
BAS=[YR=1993] W8 USP=[YR=1993] N12 W20 S12 E20$ W20 S28
FOP=[YR=1993] S5 E28 N5 W28 $ E28 N28 $ S28 E28 N28 $ PTR=
E15 FUS=[YR=1993] E30 S30 FOP=[YR=1993] S5 W30N5 E30 $ W30
N30 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,676

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	000116	C	RES MARSH	100		RM	0.00	0.00	5.00	LT		1.00	1.00	0.75	90,000.00	67,500.00	337,500							
2	009630	C	SWAMP	100		RM	0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00	1,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.01 Total Land Value: 338,800 Market: 0 Agricultural: 0 Common: 338,800 PRINTED 07/09/2026 BY SYS

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HOLLY POINT UNIT 3 UNR

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

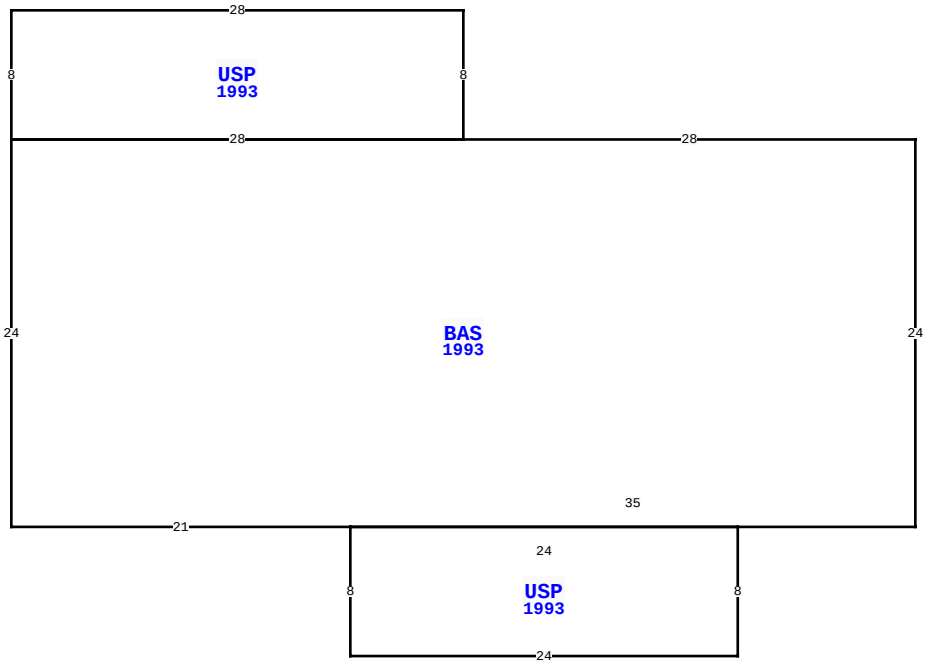
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	39,070
USP	192	50	1993	96	2,791
USP	224	50	1993	112	3,256
TOTALS	1,760			1,552	45,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,552	114.0000	96.90	150,389	1973	1993	0	0	0	70.00	30.00

2 M/H 93- 0% - 2024 Heated Area: 1344 HX Base Yr 2024



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GRANTOR: CARTER DENNIS WAYNE E						
GRANTEE: CARTER JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N8 W28 S8 E28$ W28 S24 E21
USP=[YR=1993] S8 E24 N8 W24$ E35 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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