LOT 27
IN OR 2405/77
ESMT OR 749/744

BECKHAM NOAH BENJAMIN
94287 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525D-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

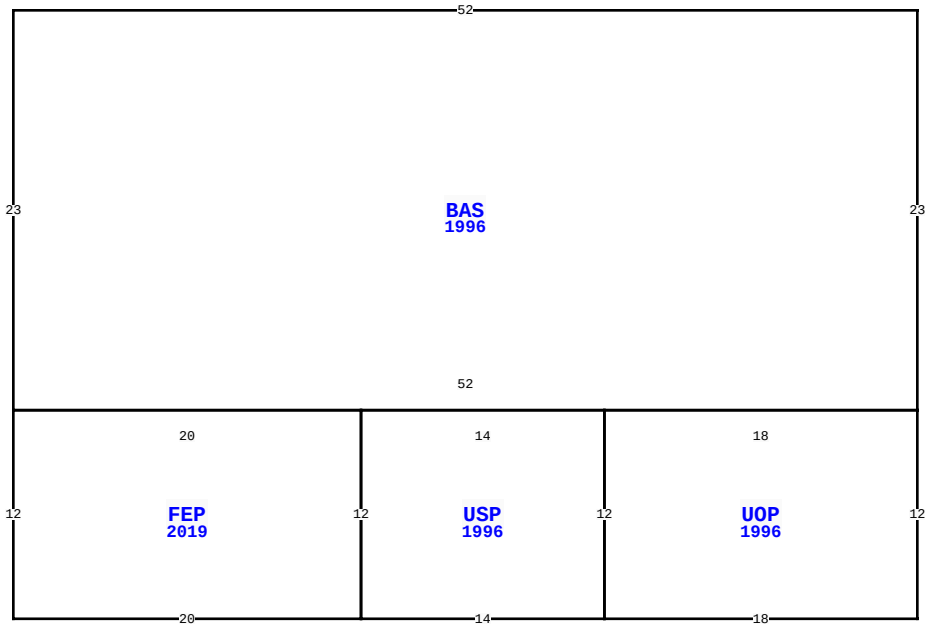
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,196	100	1996	1,196	37,574
FEP	240	85	2019	204	6,409
UOP	216	25	1996	54	1,697
USP	168	50	1996	84	2,639
TOTALS	1,820			1,538	48,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,538	123.2000	104.72	161,059	1983	1995	0	0	0	70.00	30.00

2 M/H 93- 100% - 2022 Heated Area: 1400 HX Base Yr 2022



94287 DUCK LAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,318
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		142,033
SOH/AGL Deduction		55,873
ASSESSED VALUE		86,160
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,749
TOTAL JUST VALUE		142,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006826	CHNGE SRVC	0	04/01/2000
961206	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0077	10/08/2020	WD	Q	I	01	85,000
GRANTOR: HOLLY FAMILY TRUST #1						
GRANTEE: BECKHAM NOAH BENJAM						
1455/0139	10/27/2006	WD	U	I	07	100
GRANTOR: COHRAN RICHARD C & BA						
GRANTEE: HOLLY FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W52 S23 FEP=[YR=2019] S12 E20 USP=[YR=1996] E14 UOP=[YR=1996] E18 N12 W18 S12$ N12 W14 S12$ N12 W20$ E52 N23$.

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	1983	1983	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	1.15	80,000.00	92,000.00	92,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 07/09/2026 BY SYS