LOT 28
IN OR 2506/1135
HOLLY POINT #4 UNR

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

2026

45-2N-28-525D-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	134,000
SOH/AGL Deduction	47,618
ASSESSED VALUE	86,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,382
TOTAL JUST VALUE	134,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1135	10/14/2021	WD	Q	V	01	74,000
GRANTOR: MEADOWS TIMOTHY W						
GRANTEE: BECKHAM NOAH BENJAM						
1824/1936	11/08/2012	WD	Q	I	02	35,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: MEADOWS TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.60	80,000.00	128,000.00	128,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 07/09/2026 BY SYS