BLOCK 2 LOT 17
IN OR 1088/1651
R567905 & R567906

WALSH SARAH J
85088 COCONUT CV
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0170

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

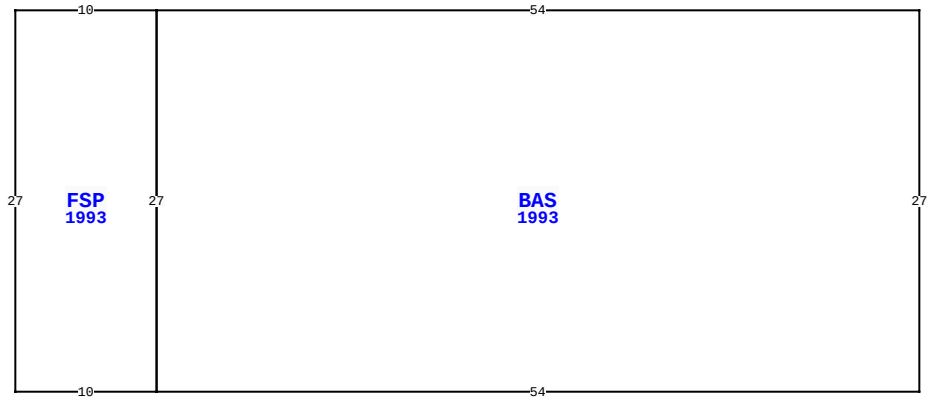
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	49,197
FSP	270	60	162	5,466
TOTALS	1,728		1,620	54,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	123.6000	80.34	130,151	1992	1997	0	0	0	58.00	42.00

1 M/H 93- – 100% - 0 Heated Area: 1458 HX Base Yr



85088 COCONUT CV, FERNANDINA BEACH

BLD DATE	05/29/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,663
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		139,663
SOH/AGL Deduction		96,952
ASSESSED VALUE		42,711
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,711
TOTAL JUST VALUE		139,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9005	MH MOVE-ON	37,000	08/17/1992
7759	MH MOVE-ON	24,900	04/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1088/1651	10/21/2002	QC	U	I	01	100
GRANTOR: WALSH LAWRENCE JR						
GRANTEE: WALSH SARAH J						
1074/1349	8/14/2002	QC	U	I	01	1,800
GRANTOR: WALSH LAWERENCE M JR						
GRANTEE: WALSH LAWRENCE JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FSP=[YR=1993] W10 S27 E10 N27$ S27 E54 N27$.

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS