IN OR 1933/165
1997 GNRL SW/MH

THOMAS MARIANNE
95393 KAREN WALK
FERNANDINA BEACH, FL 32035

2023

31-2N-28-0000-0003-0190

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

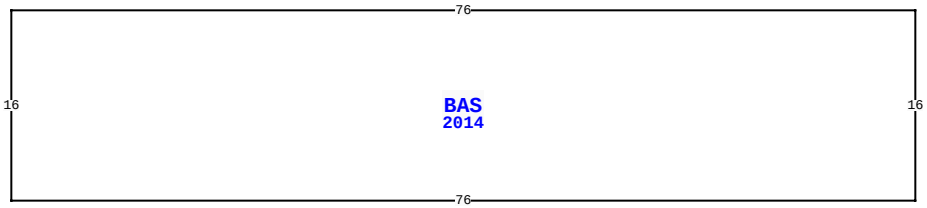
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	41,399
TOTALS	1,216		1,216	41,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	115.8000	81.06	98,569	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2015 Heated Area: 1216 HX Base Yr 2015



95393 KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,399
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		92,250
TOTAL MARKET VALUE		133,649
SOH/AGL Deduction		77,633
ASSESSED VALUE		56,016
TOTAL EXEMPTION VALUE	HX HB WX	36,016
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		133,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003130	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0165	8/20/2014	LE	U	I	11	100
GRANTOR: THOMAS MARIANNE						
GRANTEE: THOMAS JAMES						
1933/0162	8/20/2014	WD	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: THOMAS MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E76 N16 $.

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	75,000.00	75,000.00	92,250							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.23 Total Land Value: 92,250 Market: 0 Agricultural: 0 Common: 92,250 PRINTED 08/02/2023 BY SYS