IN OR 2215/243

HAMILTON KEITH SHAWN
95427 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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

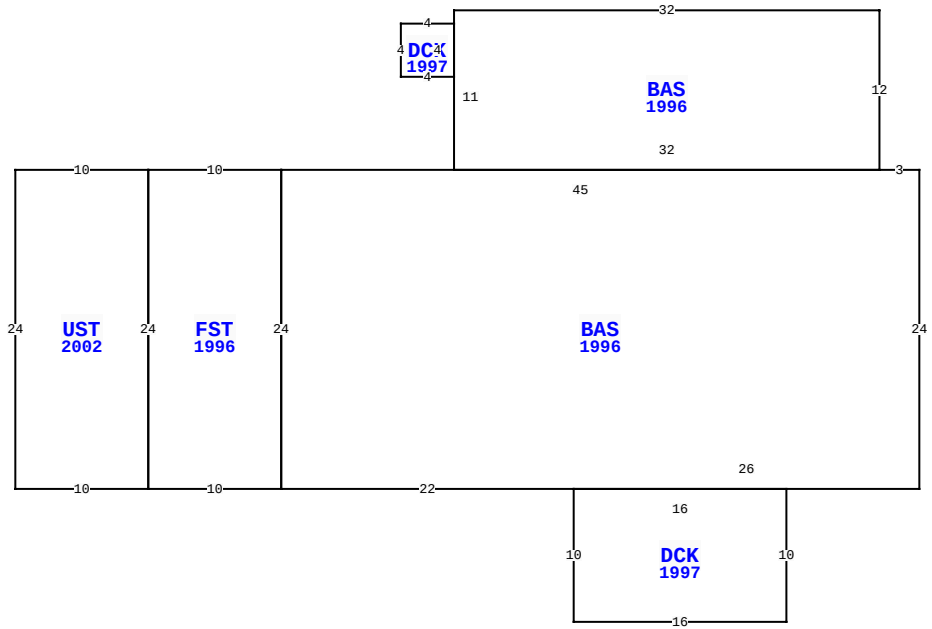
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	9,889
BAS	1,152	100	1,152	29,667
DCK	16	15	2	51
DCK	160	15	24	618
FST	240	65	156	4,017
UST	240	55	132	3,400
TOTALS	2,192		1,850	47,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,850	113.2000	73.58	136,123	1992	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2020 Heated Area: 1536 HX Base Yr 2020



95427 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,793
TOTAL MARKET OB/XF VALUE		5,279
TOTAL LAND VALUE - MARKET		138,000
TOTAL MARKET VALUE		306,072
SOH/AGL Deduction		111,698
ASSESSED VALUE		194,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,374
TOTAL JUST VALUE		306,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH13290	CO ISSUED	0	09/13/2021
MH13290	MH MOVE-ON	0	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0243	7/30/2018	SW	U	I	12	86,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: HAMILTON KEITH SHAW						
2196/0330	5/03/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 BAS=[YR=1996] N12 W32 S1 DCK=[YR=1997] W4 S4 E4 N4$ S11 E32$ W45 FST=[YR=1996] W10 UST=[YR=2002] W10 S24 E10 N24$ S24 E10 N24$ S24 E22 DCK=[YR=1997] S10 E16 N10 W16$ E26 N24$.

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	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2002	2002	3	83	1,079	
2	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	2002	2002	3	32	3,226	
3	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	100	2002	2002	3	21	756	
4	0350	CARPORT WD	0	100	10	8	80.00	SF	13.00	13.00	100	2002	2002	3	21	218	

LAND DESCRIPTION

TOTAL OB/XF 5,279

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	75,000.00	75,000.00	138,000							

REVIEW DATE 02/15/2022 BY KW Total Acres: 1.84 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/02/2023 BY SYS

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2023

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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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

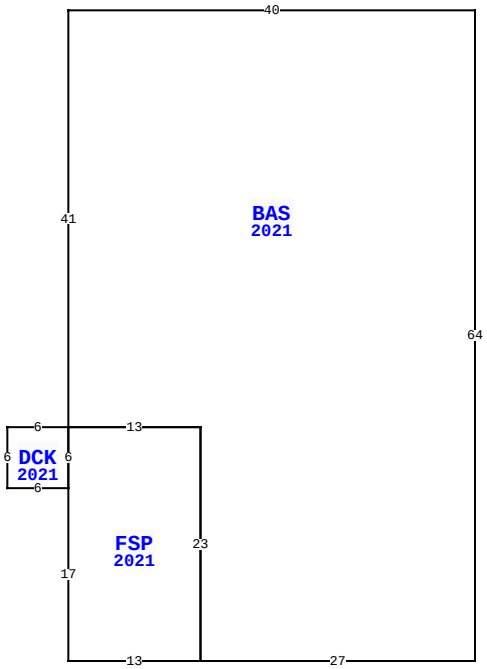
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	106,484
DCK	36	15	5	235
FSP	299	60	179	8,430
TOTALS	2,596		2,445	115,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,445	116.0000	81.20	198,534	2001	2005	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 2020 Heated Area: 2261 HX Base Yr 2020



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GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S41 DCK=[YR=2021] W6 S6 E6 FSP=[YR=2021] S17 E13 N23 W13 S6$ N6$ E13 S23 E27 N64$.

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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