

LOT 3
PT OR 1114/696
(EX OR 1435/162)

RHODES GORDON S & DIVINE M
95382 KAREN WALK ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1400-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0820	02	1,440	116.2000	75.53	108,763	1988	1988	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 2004										Heated Area: 1440										HX Base Yr 2004									
Roof Cover	03	COMP SHNGL 100								24 BAS 1999 24																													
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		2 100																																					
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		4007.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,440	100	1,440	32,629																																			
TOTALS		1,440	1,440	32,629																																			
EXTRA FEATURES										95382 KAREN WALK, FERNANDINA BEACH																													
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																							
1	1242	WD DECK A	0 100	0	0	116.00	SF	10.00	10.00	100	1999	1999	3	20	232																								
2	1242	WD DECK A	0 100	0	0	80.00	SF	10.00	10.00	100	1999	1999	3	20	160																								
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320																								
LAND DESCRIPTION		TOTAL OB/XF										1,712																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 04/12/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							