S'LY 50 FT OF LOT 4
IN OR 2305/1926
MOBLEY HEIGHTS NORTH PB 5/146

**BROCK BONNIE L**
95350 KAREN WALK
FERNANDINA BEACH, FL 32034

**2023**

**31-2N-28-1400-0004-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

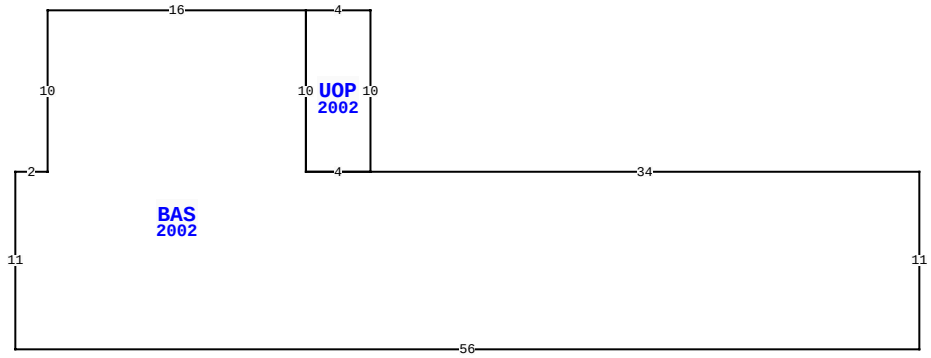
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| 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 | 776 | 100 | 776 | 15,435 |
| UOP | 40 | 25 | 10 | 199 |
| TOTALS | 816 | | 786 | 15,634 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 786 | 102.0000 | 66.30 | 52,112 | 1969 | 1975 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2003 Heated Area: 776 HX Base Yr 2003




95350 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 | | 15,634 |
| TOTAL MARKET OB/XF VALUE | | 259 |
| TOTAL LAND VALUE - MARKET | | 49,500 |
| TOTAL MARKET VALUE | | 65,393 |
| SOH/AGL Deduction | | 43,404 |
| ASSESSED VALUE | | 21,989 |
| TOTAL EXEMPTION VALUE | HX HB | 21,989 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 65,393 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 44,842 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2305/1926 | 9/23/2019 | QC | U | I | 11 | 100 |
| GRANTOR: BROCK THOMAS L | | | | | | |
| GRANTEE: BROCK BONNIE L | | | | | | |
| 2305/0230 | 10/09/2002 | WD | U | I | 11 | 100 |
| GRANTOR: DOUGLAS ARTHUR & BARB | | | | | | |
| GRANTEE: BROCK THOMAS L & BO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W34 UOP=[YR=2002] N10 W4 S10 E4$ W4 N10 W16 S10 W2 S11 E56 N11$.

## 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 | 1243 | WD DECK F | 0 | 100 | 10 | 12 | 120.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 27 | 259 | |

## LAND DESCRIPTION

TOTAL OB/XF 259

| 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 | | | 0.00 | 0.00 | 0.66 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 49,500 | | | | | | | |

REVIEW DATE 03/18/2020 BY KWA Total Acres: 0.66 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS