LOT 5
MOBLEY HEIGHTS NORTH PB 5/146

SANTANGELO VINCENT
95320 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1400-0005-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

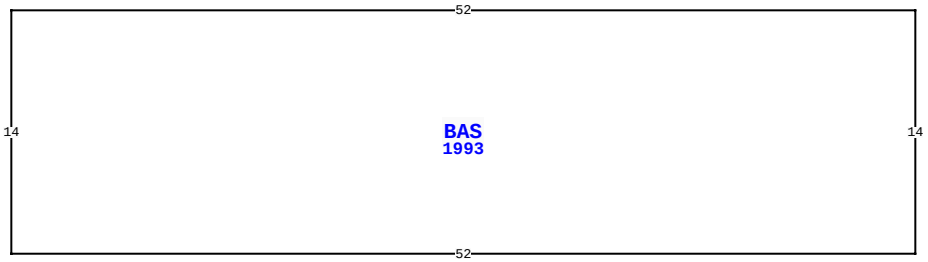
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	13,657
TOTALS	728		728	13,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	96.2000	62.53	45,522	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 728 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,962
TOTAL MARKET OB/XF VALUE		342
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		179,304
SOH/AGL Deduction		99,485
ASSESSED VALUE		79,819
TOTAL EXEMPTION VALUE	HX HB	46,666
BASE TAXABLE VALUE		33,153
TOTAL JUST VALUE		179,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0606	3/02/2023	WD	Q	I	01	138,000
GRANTOR: BROCK RICHARD J						
GRANTEE: SANTANGELO VINCENT						
2231/0456	10/17/2018	QC	U	I	11	100
GRANTOR: BROCK ETTA (SURVIVING						
GRANTEE: BROCK RICHARD J						

95320 KAREN WALK, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S14 E52 N14$.

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	8	8	64.00	SF	8.00	8.00	100	1990	1990	3	20	102	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1992	1992	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 342

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS

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Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

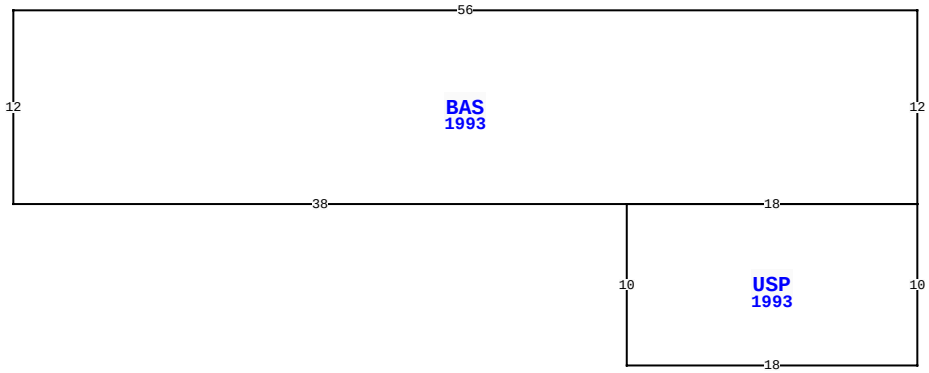
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,497
USP	180	50	90	1,808
TOTALS	852		762	15,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	762	103.0000	66.95	51,016	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



95320 KAREN WALK, FERNANDINA BEACH

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GRANTOR: BROCK ETTA (SURVIVING						
GRANTEE: BROCK RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E38 USP=[YR=1993] S10 E18 N10 W18$ E18 N12$.

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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