LOT 6
IN OR 750 PG 1871
MOBLEY HEIGHTS NORTH PB 5/146

BUNK RALPH M & CAROL M
85279 CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1400-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

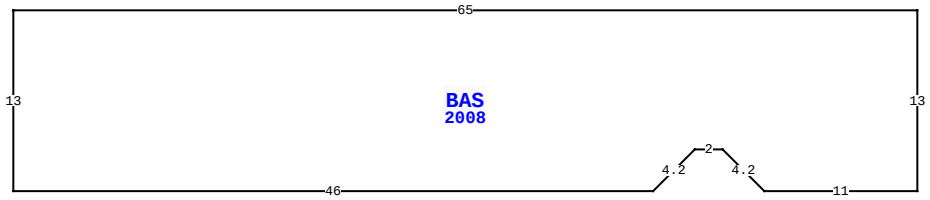
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100	830	10,854
TOTALS	830		830	10,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	830	67.0600	43.59	36,180	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 830 HX Base Yr



95300 KAREN WALK, FERNANDINA BEACH

BLD DATE	06/02/2008	RK	LGL DATE	05/30/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,854
TOTAL MARKET OB/XF VALUE	416
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	161,270
SOH/AGL Deduction	72,411
ASSESSED VALUE	88,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,859
TOTAL JUST VALUE	161,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0750/1871	2/08/1996	WD	U	I	11	23,000
GRANTOR: BUNK MAX M & LORRAINE						
GRANTEE: BUNK RALPH M & CARO						
0747/1572	1/04/1996	WD	U	V	10	26,100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: BUNK MAX & LORRAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W65 S13 E46 U3 R3 E2 D3 R3 E11 N13$.

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
3	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	10.00	100	1997	1997	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 416

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

REVIEW DATE 04/09/2018 BY KWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS