LOT 28
IN OR 2178/1851
OAK HILL EST #1 PB 5/90 & 91

BRANSON PAMELA & WILLIAM D JR
95577 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

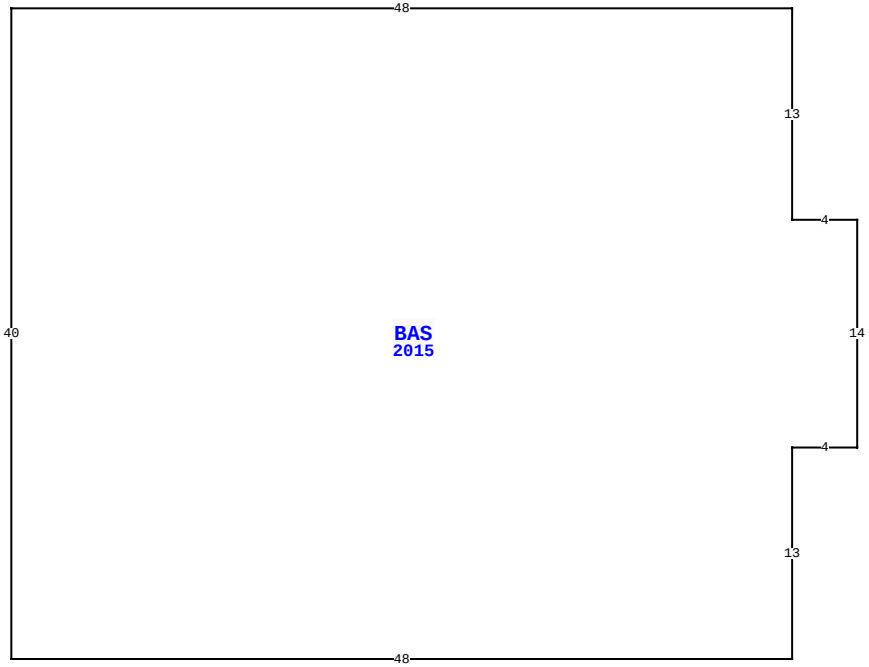
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	138,600
TOTALS	1,976		1,976	138,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	147.3600	103.15	203,824	2001	2010	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2020 Heated Area: 1976 HX Base Yr 2020



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

95577 KAREN WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,600
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		220,020
SOH/AGL Deduction		80,305
ASSESSED VALUE		139,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,715
TOTAL JUST VALUE		220,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106161	(16) WINDOWS	16,495	08/01/2021
MH145603	CO ISSUED	0	03/02/2015
MH145603	MH MOVE-ON	0	11/01/2014
MH3353	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1851	2/20/2018	WD	Q	I	01	134,500
GRANTOR: PDJ LLC						
GRANTEE: BRANSON PAMELA J &						
1937/1307	9/17/2014	TX	U	I	11	11,000
GRANTOR: TAX COLLECTOR						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 S40 E48 N13 E4 N14 W4 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
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
6	1242	WD DECK A	0	100	0	0	552.00	SF	10.00	10.00	100	2016	2016	3	78	4,306	
7	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2017	2017	3	82	394	

LAND DESCRIPTION

TOTAL OB/XF 6,420

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/29/2018 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS