

LOT 5
IN OR 690 PG 864
R359593 & R359594

KIRKPATRICK JOSEPH S & MARIA A
95892 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0005-0000



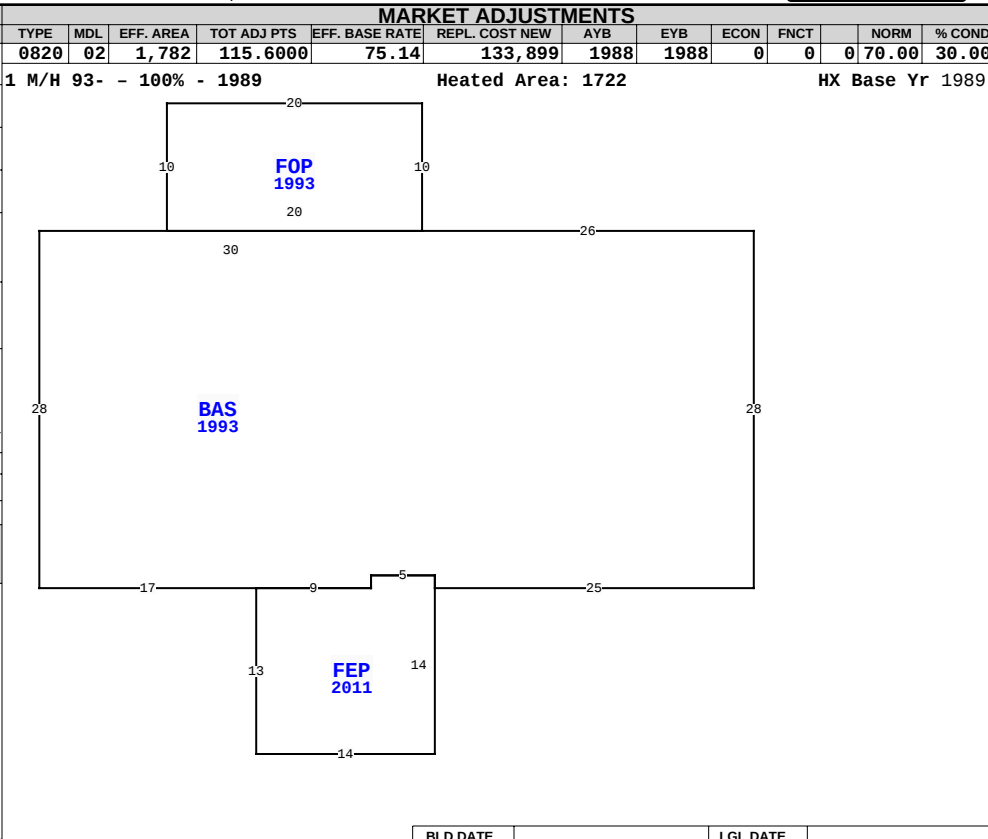
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

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	1,563	100	1,563	35,233
FEP	187	85	159	3,584
FOP	200	30	60	1,352
TOTALS	1,950		1,782	40,170

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1989
2	1242	WD DECK A	0 100	18	10	180.00	SF	10.00	10.00	100	1989
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	1242	WD DECK A	0 100	22	5	110.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC	1.00



95892 KAREN WALK, FERNANDINA BEACH	BLD DATE		LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		109,701	
TOTAL MARKET OB/XF VALUE		5,030	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		189,731	
SOH/AGL Deduction		96,994	
ASSESSED VALUE		92,737	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		42,737	
TOTAL JUST VALUE		189,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9400773	MH MOVE-ON	0	09/01/1994
94-01185	ADDITION	24,520	06/01/1994
7291	XFOB	1,904	06/07/1991
7341	MH MOVE-ON	35,598	06/20/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0690/0864	10/14/1993	WD	U	I	10
GRANTOR: GRIFFIS LEO B					
GRANTEE: KIRKPATRICK JOSEPH					
0553/0360	9/26/1988	AD	Q	V	
GRANTOR: GRIFFIS LEO B					
GRANTEE: KIRKPATRICK JOSEPH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] N10 W20 S10 E20\$ W30S28E17FEP=[YR=2011] S13 E14 N14 W5 S1 W9\$ E9 N1 E5 S1 E25 N28\$.											

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ELEMENT	CD	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Roof Structure	03	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Roof Cover	12	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Interior Wall	05	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Interior Floor	14	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Air Condition	03	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Bedrooms	1	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Bathrooms	02	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Frame	15	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Common Wall	1	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Stories	1.	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Units	0	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Occupancy	00	05 AVERAGE 100	03 GABLE/HIP 100	12 MODULAR MT 100	05 DRYWALL 100	14 CARPET 100	03 CENTRAL 100	04 AIR DUCTED 100	1 100	02 WOOD FRAME 100	15 100	1. 100	0 100	00 NONE 100	02 Quality Level 02	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	TOTALS	996	838	69,531	EXTRA FEATURES	95892 KAREN WALK, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/30/2023	MLU	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			