LOT 26
1993 DEST DW/MH
OAK HILL ESTATES #2 PB 5/134

GASPAR JUANA T LOPEZ/ANDRES ADAN JULIR GREGORIO
95696 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

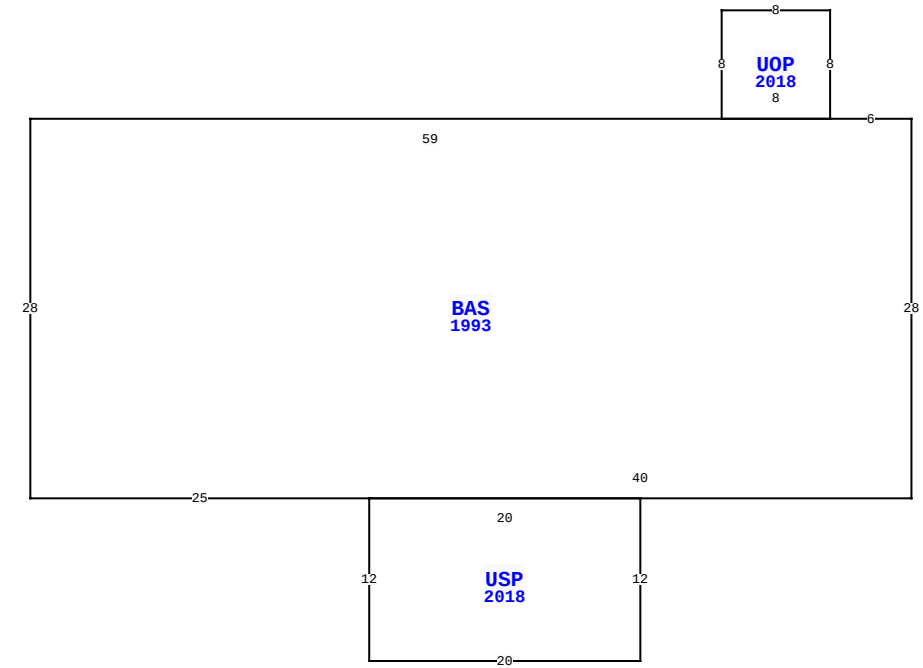
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	75,541
UOP	64	25	16	664
USP	240	50	120	4,981
TOTALS	2,124		1,956	81,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,956	122.8000	79.82	156,128	1993	2002	0	0	0	48.00	52.00

2 M/H 93- – 0% - 0 Heated Area: 1820 HX Base Yr



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

95696 KAREN WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,187
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,750
TOTAL MARKET VALUE	156,937
SOH/AGL Deduction	32,903
ASSESSED VALUE	124,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,034
TOTAL JUST VALUE	156,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4257	MH MOVE-ON	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1875	6/02/2021	WD	Q	I	01	130,000
GRANTOR: BAYACAL ELISEO N & MA						
GRANTEE: GASPAR JUANA T L &						
0964/0470	12/29/2000	WD	U	I		35,000
GRANTOR: SMITH ESTELLE						
GRANTEE: BAYACAL ELISEO N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2018] N8 W8 S8 E8$ W59 S28 E25
USP=[YR=2018] S12 E20 N12 W20$ E40 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS