LOT 38
OAK HILL ESTATES #2 PB 5/134

MORRIS SEAN A
95826 KAREN WALK
YULEE, FL 32097

2023

31-2N-28-1601-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

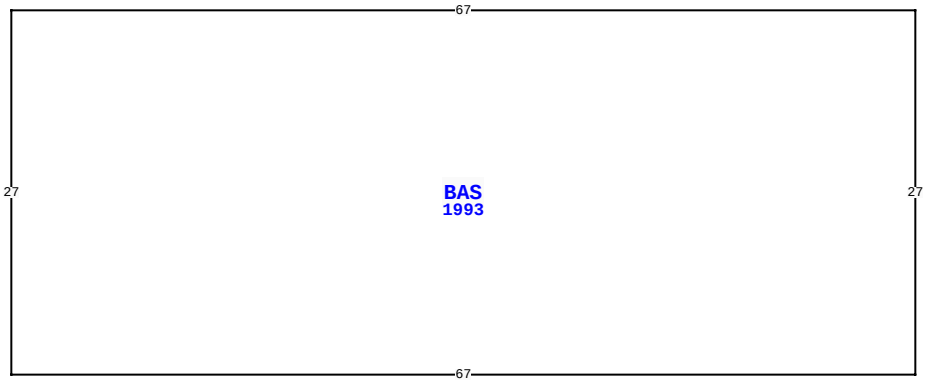
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,809	100	1,809	39,015
TOTALS	1,809		1,809	39,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,809	110.6000	71.89	130,049	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1809 HX Base Yr



95826 KAREN WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,015
TOTAL MARKET OB/XF VALUE	4,218
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	118,233
SOH/AGL Deduction	0
ASSESSED VALUE	118,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,233
TOTAL JUST VALUE	118,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0100	4/07/2022	QC	U	I	11	100
GRANTOR: FERRELL CATHERINE & L						
GRANTEE: MORRIS SEAN A						
2585/1364	8/16/2022	FJ	U	I	11	100
GRANTOR: MORRIS MARY L						
GRANTEE: FERRELL CATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S27 E67 N27$.

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	0810	CONCRETE A	0	0	34	2	68.00	SF	6.50	6.50	100	1988	1988	3	57	252	
2	0751	UOP	0	0	30	12	360.00	SF	10.00	10.00	100	1988	1988	3	20	720	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
7	0350	CARPORT WD	0	0	48	12	576.00	SF	5.20	5.20	100	1999	1999	3	20	599	
8	0350	CARPORT WD	0	0	18	12	216.00	SF	7.80	7.80	100	2000	2000	3	20	337	

LAND DESCRIPTION

TOTAL OB/XF 4,218

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	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS