

LOT 39
IN OR 1984/32
R433907 & R433908

JONES SCOTT M
95905 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 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

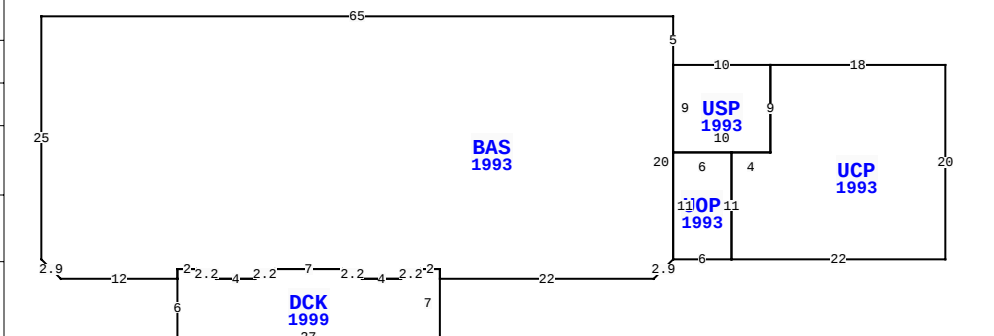
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	91,908
DCK	177	15	27	1,430
UCP	404	20	81	4,288
UOP	66	25	16	847
USP	90	50	45	2,382
TOTALS	2,473		1,905	100,855

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1999
6	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1999
8	1242	WD DECK A	0 100	57	3	171.00	SF	10.00	10.00	100	2000
9	2700	QUONSET LW	0 100	21	11	231.00	SF	7.20	7.20	100	2005

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,905	145.4400	94.54	180,099	1990	2004	0	0	0 44.00	56.00
1 M/H 93- - 100% - 2016 Heated Area: 1736 HX Base Yr 2016											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU
95905 KAREN WALK, FERNANDINA BEACH			

TOTAL OB/XF											
5,293											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		100,855	
TOTAL MARKET OB/XF VALUE		5,293	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		181,148	
SOH/AGL Deduction		99,712	
ASSESSED VALUE		81,436	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		31,436	
TOTAL JUST VALUE		181,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9900061	REMODEL	0	10/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1984/0032	5/29/2015	WD	Q	I	01	90,000	
GRANTOR: BISHOP JAMES D							
GRANTEE: JONES SCOTT M							
1923/1555	6/11/2014	QC	U	I	11	100	
GRANTOR: MATHIS MARY T							
GRANTEE: BISHOP JAMES D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W18 USP=[YR=1993] W10 BAS=[YR=1993] N5 W65 S25 D2 R2 E12 DCK=[YR=1999] S6 E27 N7 W2 D1 L2 W4 L2 U1 W7 L2 D1 W4 U1 L2 W2 S1\$ N1 E2 R2 D1 E4 U1 R2 E7 D1 R2 E4 U1 R2 E2 S1 E22 U2 R2 UOP=[YR=1993] E6 N11 W6 S11\$ N20\$ S9 E10 N9 \$ S9 W4 S11 E22 N20\$.											