

LOT 42
IN OR 1860/878
R673022 & R673023

MASLANKA JAMES E
95793 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0042-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	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
BAS	1,620	100	1,620
			SUBAREA MARKET VALUE
			55,820
TOTALS	1,620		1,620
			55,820

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,620	117.2000	82.04	132,905	1997	1997	0	0	58.00	42.00												
1 M/H 94+ - 100% - 2014 Heated Area: 1620 HX Base Yr 2014																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/30/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/30/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			55,820
TOTAL MARKET OB/XF VALUE			388
TOTAL LAND VALUE - MARKET			78,000
TOTAL MARKET VALUE			134,208
SOH/AGL Deduction			72,585
ASSESSED VALUE			61,623
TOTAL EXEMPTION VALUE	HX HB WX		41,623
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			134,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971658	MH MOVE-ON	0	01/01/1997
7424	MH MOVE-ON	16,900	08/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1860/0878	6/04/2013	WD Q	I	02	65,000	
GRANTOR: MORRIS MELISSA						
GRANTEE: MASLANKA JAMES E &						
0797/1725	6/26/1997	WD U	I	01	14,300	
GRANTOR: MORRIS BENNY Y & SELM						
GRANTEE: MORRIS MELISSA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	100	13	10			10.00	100	1997
2	1242	WD DECK A	0	100	0	0			10.00	100	1997

TOTAL OB/XF												388												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	75,000.00	75,000.00	78,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1997] W60 S27 E60 N27\$.