PARCEL 1-62 IN SEC 35 &
PARCEL 3-11 IN SEC 31
IN OR 2042/1290

PICKETT MATTHEW JUSTIN/VOSHELL KATHERINE
95237 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0620

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

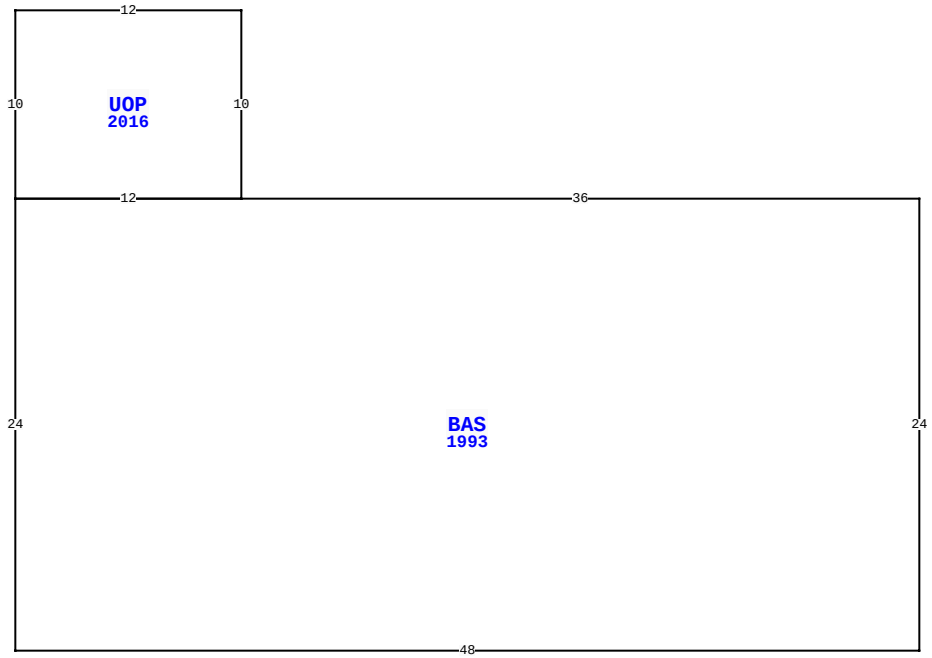
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	33,751
UOP	120	25	30	879
TOTALS	1,272		1,182	34,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,182	150.2400	97.66	115,434	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1152 HX Base Yr 2017



95237 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		34,630
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		100,050
TOTAL MARKET VALUE		134,920
SOH/AGL Deduction		75,759
ASSESSED VALUE		59,161
TOTAL EXEMPTION VALUE	HX HB	34,161
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1290	4/26/2016	WD	Q	I	01	78,500
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: PICKETT MATTHEW JUS						
1816/1401	8/20/2012	WD	U	I	18	100
GRANTOR: KALTENBACH RHONDA D &						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=2016] N10 W12 S10 E12$ W12 S24 E48 N24$.

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	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	100		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	75,000.00	75,000.00	80,250							
2	000102	C	SFR/MH	100		OR	0.00	0.00	0.33	AC		1.00	1.00	0.80	75,000.00	60,000.00	19,800							

REVIEW DATE 04/07/2017 BY KW Total Acres: 1.40 Total Land Value: 100,050 Market: 0 Agricultural: 0 Common: 100,050 PRINTED 08/02/2023 BY SYS