

IN OR 1673/1782
EX R/W OR 375/651
1992 HORT DW/MH

BENDER KENNETH G JR
95121 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0760



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	10	ABOVE AVG 100	0820	02	1,404	138.1600	89.80	126,079	1991	1991	0	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2011													Heated Area: 1404										HX Base Yr 2011									
Roof Cover	12	MODULAR MT 100	27 52 27 52 BAS 1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 90																																	
Interior Floo	08	SHT VINYL 10																																	
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			04	Quality Level 04																															
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	1,404	100	1,404	37,824																															
TOTALS			1,404	1,404	37,824																														
EXTRA FEATURES										95121 KAREN WALK, FERNANDINA BEACH										05/30/2023 MLU															
L N	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	8	8	64.00	SF	10.00	10.00	100	1991	1991	3	20	128																				
2	0351	CARPORT MT	0 100	24	25	600.00	SF	25.00	25.00	100	2004	2004	3	24	3,600																				
3	0351	CARPORT MT	0 100	20	40	800.00	SF	25.00	25.00	100	2004	2004	3	24	4,800																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,000																		
REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.36 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS																																			