LOT 3 MH/ID GBHMM52642
IN OR 853/1771
MOBLEY HEIGHTS NORTH 3 PB 6/39

FRITTS ANTHONY CHRISTOPHER &/ZIMMERMAN JILL ELIZAB
95180 KAREN WALK
FERNANDINA BEACH, FL 32034

2023

35-2N-28-1401-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

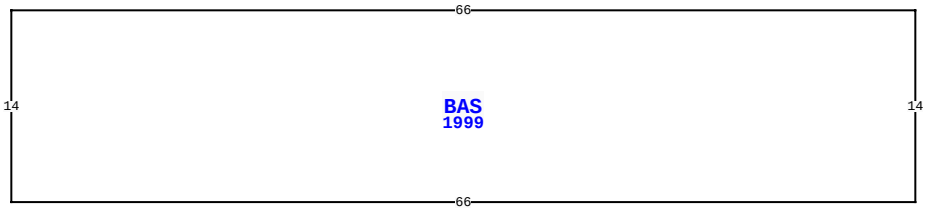
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	924	100	924	34,989
TOTALS	924		924	34,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	117.6000	82.32	76,064	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2000 Heated Area: 924 HX Base Yr 2000



95180 KAREN WALK, FERNANDINA BEACH

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

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	0510	GARAGE WD-	0	100	26	20	520.00	SF	26.25	26.25	100	2001	2001	3	30	4,095	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2010	2010	3	50	960	
3	0752	USP	0	100	32	12	384.00	SF	15.00	15.00	100	2010	2010	3	64	3,686	
4	1242	WD DECK A	0	100	0	0	550.00	SF	10.00	10.00	100	2012	2012	3	60	3,300	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,989
TOTAL MARKET OB/XF VALUE		12,041
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		182,030
SOH/AGL Deduction		104,114
ASSESSED VALUE		77,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,916
TOTAL JUST VALUE		182,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992673	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/1771	10/28/1998	WD	U	I	13	34,000

GRANTOR: DOUGLAS ARTHUR B & BA

GRANTEE: FRITTS ANTHONY CHRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,041

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			0.00	0.00	2.00	AC		1.00	1.00	0.90	75,000.00	67,500.00	135,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 2.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS