IN OR 2573/587
R/W IN OR 375/651

GORE CARROL WAYNE REV TRUST/GORE CARROL WAYNE TRUS
704 NORTH 15TH STREET
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

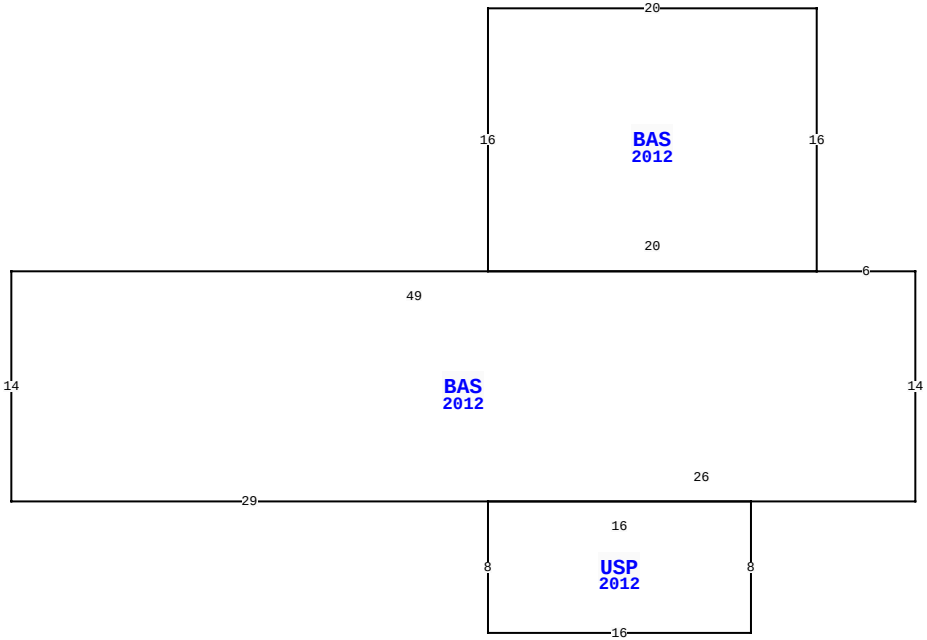
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	320	100	320	7,110
BAS	770	100	770	17,108
USP	128	50	64	1,422
TOTALS	1,218		1,154	25,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,154	105.8000	74.06	85,465	1986	1986	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 1090 HX Base Yr



95465 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	25,640
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,750
TOTAL MARKET VALUE	122,390
SOH/AGL Deduction	0
ASSESSED VALUE	122,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,390
TOTAL JUST VALUE	122,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413942	ELEC OTHER	0	12/01/2004
96408	NEW CONSTR	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0587	6/22/2022	QC	U	I	11	100
GRANTOR: GORE ROBERT WAYNE						
GRANTEE: GORE CARROL WAYNE R						
1045/0036	3/21/2002	WD	U	I	06	100
GRANTOR: GORE CARROL WAYNE						
GRANTEE: GORE CARROL WAYNE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W6 BAS=[YR=2012] N16 W20 S16 E20 $ W49 S14 E29 USP=[YR=2012] S8 E16 N8 W16 $ E26 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	75,000.00	75,000.00	96,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.29 Total Land Value: 96,750 Market: 0 Agricultural: 0 Common: 96,750 PRINTED 08/06/2024 BY SYS