

PT OF SW1/4 OF SW1/4
IN OR 2307/1901
(EX R/W IN OR 375/651)

HERBSTTRITT NATALIE
95323 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	1,560	100	1,560	133,462
UOP	136	25	34	2,909
TOTALS	1,696		1,594	136,371

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	10	20	200.00	SF	15.00	15.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.36	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,594	134.2000	100.65	160,436	2006	2016	0	0	0 15.00	85.00
1 M/H 94+ - 100% - 2020											
Heated Area: 1560											
HX Base Yr 2020											
BAS 2019											
UOP 2019											

95323 KAREN WALK, FERNANDINA BEACH

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

TOTAL OB/XF											
2,700											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		136,371	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		102,000	
TOTAL MARKET VALUE		241,071	
SOH/AGL Deduction		91,595	
ASSESSED VALUE		149,476	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		99,476	
TOTAL JUST VALUE		241,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH191876	CO ISSUED	0	07/12/2019
MH191876	MH MOVE-ON	0	02/26/2019
MH190746	MH MOVE-ON	0	02/01/2019
B21575	DEMOLITION	2,185	06/01/2008
971679	MH MOVE-ON	0	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2307/1901	9/20/2019	SW	Q	I	02
GRANTOR: PDJ LLC					
GRANTEE: HERBSTTRITT NATALIE					
2256/0559	1/04/2019	WD	U	I	11
GRANTOR: PETERS ROBERT L					
GRANTEE: PDJ LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W60 S26 E27 UOP=[YR=2019] S8 E17 N8 W17\$ E33 N26\$.											