IN OR 1725/1720
1988 VEGA DW/MH
FPL ESMT OR 333/767

DOUGLAS ARTHUR B & BARBARA M
940538 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

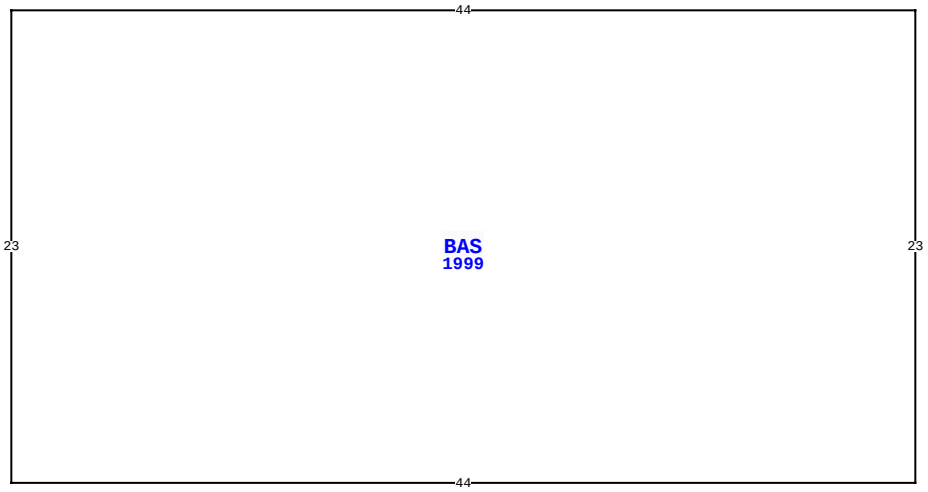
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	26,183
TOTALS	1,012		1,012	26,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,012	123.2000	86.24	87,275	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1012 HX Base Yr



95279 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	26,182
TOTAL MARKET OB/XF VALUE	702
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	139,384
SOH/AGL Deduction	53,257
ASSESSED VALUE	86,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,127
TOTAL JUST VALUE	139,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006863	CHNGE SRVC	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1720	2/23/2011	WD	U	I	12	100
GRANTOR: CHOFFIN DAWN M						
GRANTEE: DOUGLAS ARTHUR B &						
1672/1454	4/20/2010	WD	U	I	30	84,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: CHOFFIN DAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S23 E44 N23$.

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	0752	USP	0	0	18	8	144.00	SF	15.00	15.00	100	1987	1987	3	20	432	
2	0751	UOP	0	0	15	9	135.00	SF	10.00	10.00	100	1987	1987	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 702

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	1.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	112,500							

REVIEW DATE 04/12/2019 BY KWA Total Acres: 1.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS