LOT 3
PT OR 1114/696
(EX OR 1435/162)

RHODES GORDON S & DIVINE M
95382 KAREN WALK ROAD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

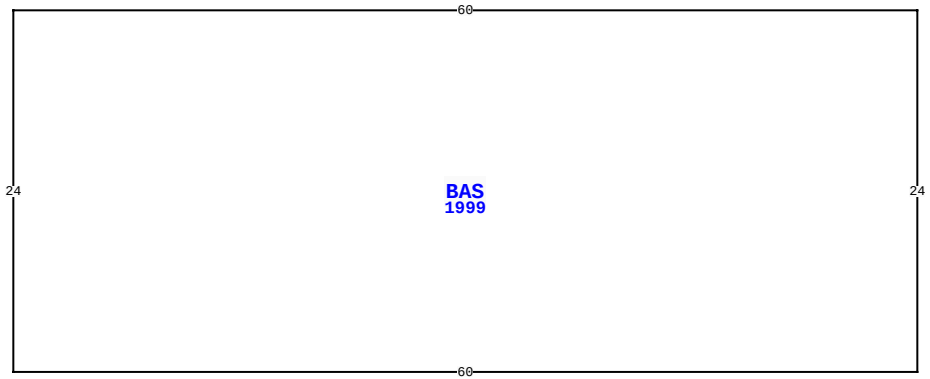
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	35,139
TOTALS	1,440		1,440	35,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	116.2000	81.34	117,130	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1440 HX Base Yr 2004



95382 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		35,139
TOTAL MARKET OB/XF VALUE		1,672
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		111,811
SOH/AGL Deduction		61,205
ASSESSED VALUE		50,606
TOTAL EXEMPTION VALUE	HX HB	25,606
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1226	MH MOVE-ON	0	03/04/1996
8807	MH MOVE-ON	26,000	02/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1114/0696	2/19/2003	WD	U	I	21	126,100

GRANTOR: DOUGLAS ARTHUR B & BA
GRANTEE: RHODES GORDON & DIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S24 E60 N24$.

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	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	1999	1999	3	20	232	
2	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,672

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/12/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS