LOT 4 (EX S-1) IN OR 1106/1922
2014 JACOBSEN DW/MH
MOBLEY HEIGHTS NORTH PB 5/146

DENNARD LEECIE J
95364 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0004-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

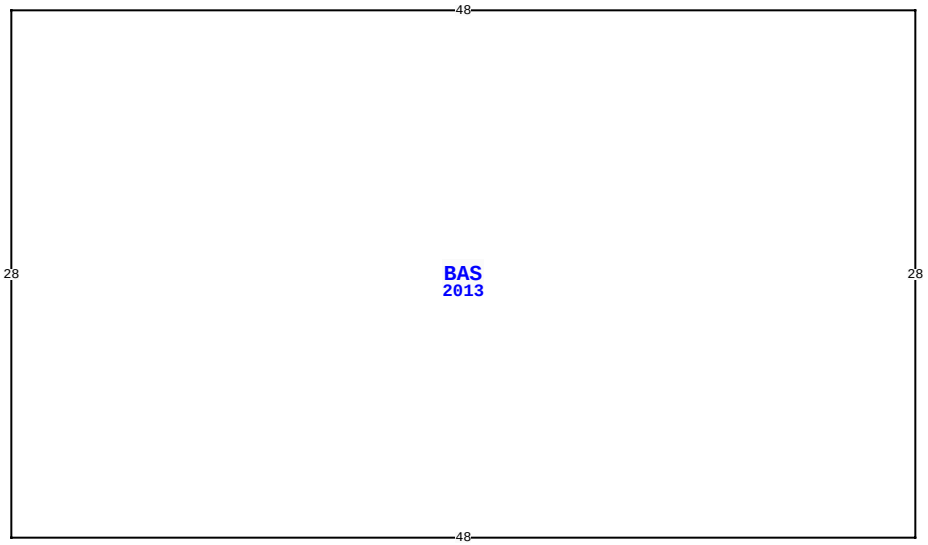
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	101,722
TOTALS	1,344		1,344	101,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	140.1600	105.12	141,281	2013	2013	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2003 Heated Area: 1344 HX Base Yr 2003



95364 KAREN WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		211,128
SOH/AGL Deduction		105,008
ASSESSED VALUE		106,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,120
TOTAL JUST VALUE		211,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700485	GARAGE	22,315	01/24/2017
MH135494	CO ISSUED	0	09/09/2013
MH135494	MH MOVE-ON	0	08/01/2013
P1316779	NEW CONSTR	0	08/01/2013
8894	MH MOVE-ON	3,500	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/1922	1/13/2003	WD	U	I	21	35,400

GRANTOR: DOUGLAS ARTHUR B & BA
GRANTEE: DENNARD LEECIEJ

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W48 S28 E48 N28 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	75,000.00	75,000.00	99,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.32 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS

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2024

31-2N-28-1400-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

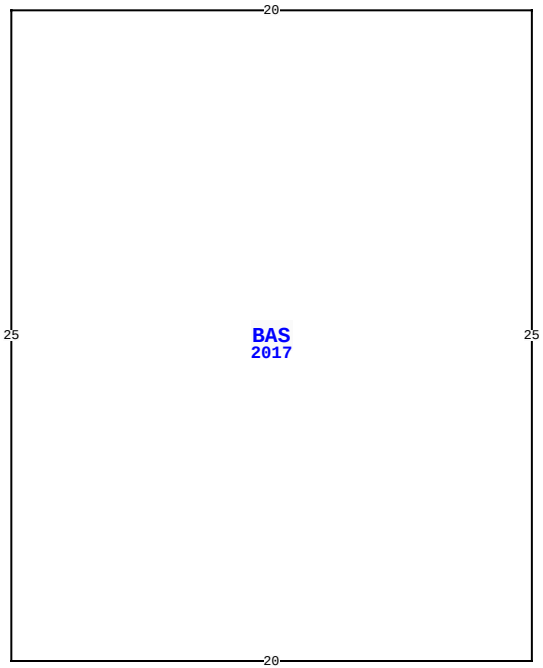
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	10,406
TOTALS	500		500	10,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	63.2500	22.14	11,070	2017	2017	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2003 Heated Area: 500 HX Base Yr 2003



95364 KAREN WALK, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: DOUGLAS ARTHUR B & BA

GRANTEE: DENNARD LEECIEJ

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 S25 E20 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.32 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS