S'LY 50 FT OF LOT 4
IN OR 2305/1926
MOBLEY HEIGHTS NORTH PB 5/146

BROCK BONNIE L
95350 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0004-0010

BUILDING CHARACTERISTICS

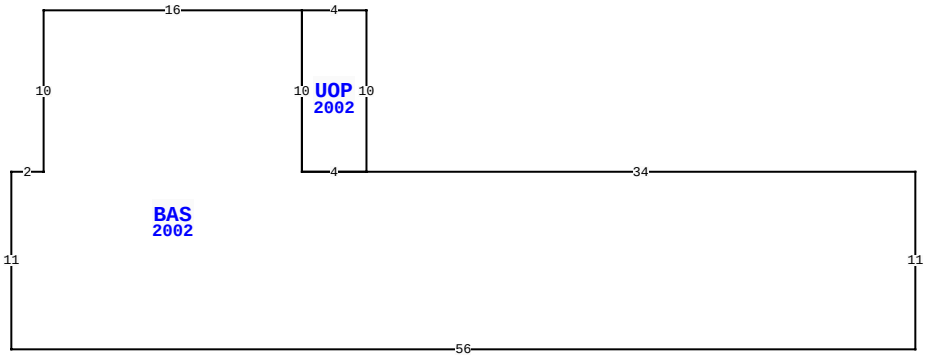
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	776	100	776	16,622
UOP	40	25	10	214
TOTALS	816		786	16,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	786	102.0000	71.40	56,120	1969	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 776 HX Base Yr 2003



95350 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		16,836
TOTAL MARKET OB/XF VALUE		230
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		66,566
SOH/AGL Deduction		43,917
ASSESSED VALUE		22,649
TOTAL EXEMPTION VALUE	HX HB	22,649
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1926	9/23/2019	QC	U	I	11	100
GRANTOR: BROCK THOMAS L						
GRANTEE: BROCK BONNIE L						
1087/1003	10/15/2002	WD	U	I	11	20,200
GRANTOR: DOUGLAS ARTHUR & BARB						
GRANTEE: BROCK THOMAS L & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W34 UOP=[YR=2002] N10 W4 S10 E4$ W4 N10 W16 S10 W2 S11 E56 N11$.

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	1243	WD DECK F	0	100	10	12	120.00	SF	8.00	8.00	100	2005	2005	3	24	230	

LAND DESCRIPTION

TOTAL OB/XF 230

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	000115	C	SFR ACRES	100		OR	0.00	0.00	0.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	49,500							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 0.66 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS