W290.37' OF LOT 7 (S-1 & S-2)
IN OR 2494/88
MOBLEY HEIGHTS NORTH PB 5/146

WINGARD NICOLE J
95272 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

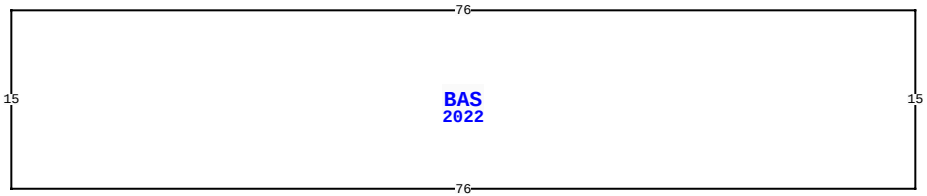
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	105,208
TOTALS	1,140		1,140	105,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	124.3000	93.22	106,271	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1140 HX Base Yr 2024



95272 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		105,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		180,208
SOH/AGL Deduction		0
ASSESSED VALUE		180,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,208
TOTAL JUST VALUE		180,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO-13396	CO ISSUED	0	01/28/2022
MH-13396	MH MOVE-ON	0	10/01/2021
D2102588	DEMOLITION	1,500	03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0088	9/03/2021	WD	Q	V	01	90,000
GRANTOR: BLUE GARGOYLE LLC						
GRANTEE: WINGARD NICOLE J						
2419/1149	12/21/2020	WD	Q	I	01	49,000
GRANTOR: WEAVER RICHARD D & AM						
GRANTEE: BLUE GARGOYLE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/15/2022 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS