LOT 5
IN OR 690 PG 864
R359593 & R359594

KIRKPATRICK JOSEPH S & MARIA A
95892 KAREN WALK
FERNANDINA BEACH, FL 32034

**2024**

**31-2N-28-1601-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

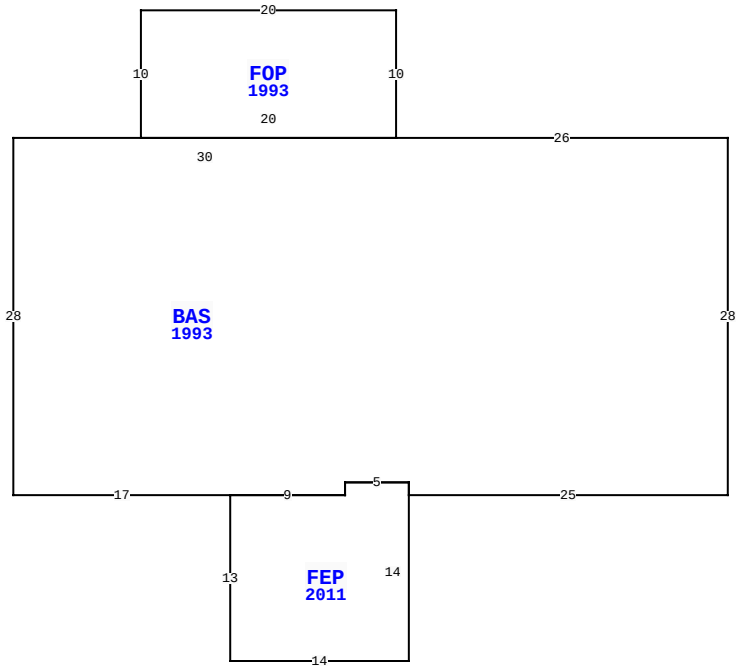
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Common Wall | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | 1,563 | 100 | 1,563 | 37,943 |
| FEP | 187 | 85 | 159 | 3,860 |
| FOP | 200 | 30 | 60 | 1,457 |
| TOTALS | 1,950 | | 1,782 | 43,260 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,782 | 115.6000 | 80.92 | 144,199 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1989 Heated Area: 1722 HX Base Yr 1989




95892 KAREN WALK, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,024 |
| TOTAL MARKET OB/XF VALUE | | 4,905 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 195,929 |
| SOH/AGL Deduction | | 100,410 |
| ASSESSED VALUE | | 95,519 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 45,519 |
| TOTAL JUST VALUE | | 195,929 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,731 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9400773 | MH MOVE-ON | 0 | 09/01/1994 |
| 94-01185 | ADDITION | 24,520 | 06/01/1994 |
| 7291 | XFOB | 1,904 | 06/07/1991 |
| 7341 | MH MOVE-ON | 35,598 | 06/20/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0690/0864 | 10/14/1993 | WD | U | I | 10 | 15,900 |
| GRANTOR: GRIFFIS LEO B | | | | | | |
| GRANTEE: KIRKPATRICK JOSEPH | | | | | | |
| 0553/0360 | 9/26/1988 | AD | Q | V | | 15,850 |
| GRANTOR: GRIFFIS LEO B | | | | | | |
| GRANTEE: KIRKPATRICK JOSEPH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N10 W20 S10 E20$ W30S28E17FEP=[YR=2011] S13 E14 N14 W5 S1 W9$ E9 N1 E5 S1 E25 N28$.

### 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 20 | 320.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 20 | 1,920 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 18 | 10 | 180.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 360 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 64 | 2,240 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 22 | 5 | 110.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 35 | 385 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,905

| 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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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IN OR 690 PG 864
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## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Common Wall | | 15 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

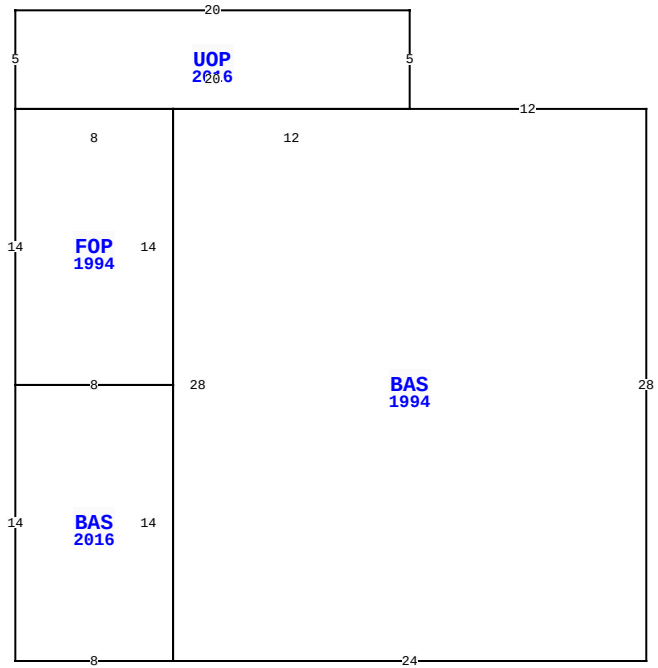
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 672 | 100 | 672 | 58,350 |
| BAS | 112 | 100 | 112 | 9,725 |
| FOP | 112 | 30 | 34 | 2,952 |
| UOP | 100 | 20 | 20 | 1,736 |
| TOTALS | 996 | | 838 | 72,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 838 | 106.5900 | 101.26 | 84,856 | 1994 | 1994 | 0 | 0 | 0 | 14.25 | 85.75 |

2 SINGLE FAM – 100% - 1989 Heated Area: 784 HX Base Yr 1989




95892 KAREN WALK, FERNANDINA BEACH

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| XF DATE | | LAND DATE | 05/30/2023 MLU |
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| GRANTOR: GRIFFIS LEO B | | | | | | |
| GRANTEE: KIRKPATRICK JOSEPH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W12 UOP=[YR=2016] N5 W20 S5 FOP=[YR=1994] S14 BAS=[YR=2016] S14 E8 N14 W8$ E8 N14 W8$ E20$ W12 S28 E24 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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