

MORRIS SEAN A
95826 KAREN WALK
FERNANDINA BEACH, FL 32097

31-2N-28-1601-0038-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0820		02		1,809		110.6000		77.42		140,053		1988		1988		0		0		0 70.00		30.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		-		100%		-		2024		Heated Area: 1809								HX Base Yr 2024		STANDARD											
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4									
Interior Wall		04		PLYWOOD 50																										Tax Dist:									
Interior Wall		05		DRYWALL 50																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 90																										TOTAL MARKET OB/XF VALUE									
Interior Floo		08		SHT VINYL 10																										TOTAL LAND VALUE - MARKET									
Air Condition		02		WINDOW 100																										TOTAL MARKET VALUE									
Heating Type		03		FORCED AIR 100																										SOH/AGL Deduction									
Bedrooms				3 100																										ASSESSED VALUE									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units				0 100																										NCON VALUE									
BUD8 Adjustme		04		DIST 01 100																										INCOME VALUE									
Quality		03		Quality Level 03																										PREVIOUS YEAR MKT VALUE									
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4007.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,809		100		1,809		42,016																															
TOTALS		1,809				1,809		42,016																															
EXTRA FEATURES										95826 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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							
1		0810		CONCRETE A		0 100		34		2		68.00		SF		6.50		6.50		100		1988		1988		3		54.5		241									
2		0751		UOP		0 100		30		12		360.00		SF		10.00		10.00		100		1988		1988		3		20		720									
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		0350		CARPORT WD		0 100		48		12		576.00		SF		5.20		5.20		100		1999		1999		3		20		599									
5		0350		CARPORT WD		0 100		18		12		216.00		SF		7.80		7.80		100		2000		2000		3		20		337									