

LOT 39
IN OR 1984/32
R433907 & R433908

JONES SCOTT M
95905 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0039-0000



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	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4007.00	

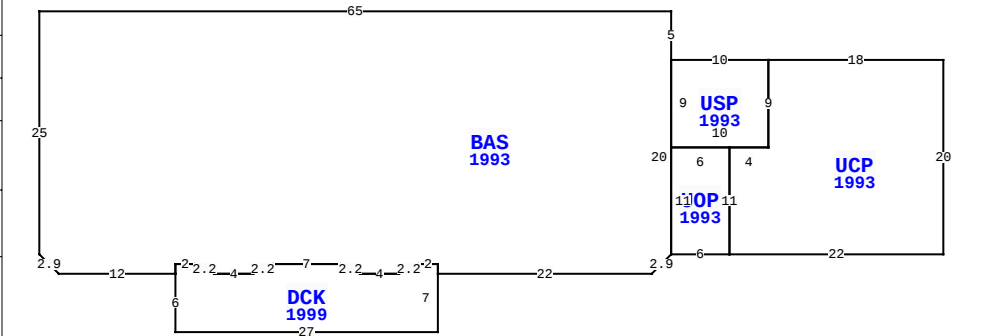
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	95,441
DCK	177	15	27	1,484
UCP	404	20	81	4,453
UOP	66	25	16	880
USP	90	50	45	2,474

TOTALS	2,473	1,905	104,732
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00
3	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00
4	1242	WD DECK A	0 100	57	3	171.00	SF	10.00	10.00
5	2700	QUONSET LW	0 100	21	11	231.00	SF	7.20	7.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,905	145.4400	101.81	193,948	1990	2004	0	0	0 46.00	54.00
1 M/H 93- - 100% - 2016 Heated Area: 1736 HX Base Yr 2016											



95905 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	
3	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	
4	1242	WD DECK A	0 100	57	3	171.00	SF	10.00	10.00	100	2000	2000	3	20	342	
5	2700	QUONSET LW	0 100	21	11	231.00	SF	7.20	7.20	100	2005	2005	3	56	931	

TOTAL OB/XF										5,189						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				104,732	
TOTAL MARKET OB/XF VALUE				5,189	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				184,921	
SOH/AGL Deduction				101,042	
ASSESSED VALUE				83,879	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				33,879	
TOTAL JUST VALUE				184,921	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				181,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9900061	REMODEL	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/0032	5/29/2015	WD	Q	I	01	90,000
GRANTOR: BISHOP JAMES D						
GRANTEE: JONES SCOTT M						
1923/1555	6/11/2014	QC	U	I	11	100
GRANTOR: MATHIS MARY T						
GRANTEE: BISHOP JAMES D						

BUILDING NOTES									
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BUILDING DIMENSIONS
UCP=[YR=1993] W18 USP=[YR=1993] W10 BAS=[YR=1993] N5 W65 S25
D2 R2 E12 DCK=[YR=1999] S6 E27 N7 W2 D1 L2 W4 L2 U1 W7
L2 D1 W4 U1 L2 W2 S1\$ N1 E2 R2 D1 E4 U1 R2 E7 D1 R2
E4 U1 R2 E2 S1 E22 U2 R2 UOP=[YR=1993] E6 N11 W6 S11\$
N20\$ S9 E10 N9 \$ S9 W4 S11 E22 N20\$.