IN OR 1995/576
2003 BELLCRE DW/MH
EX R/W OR 375/651

GRAY KEOKI/RATANAWILAIWAN RAVIDA
95211 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0680

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

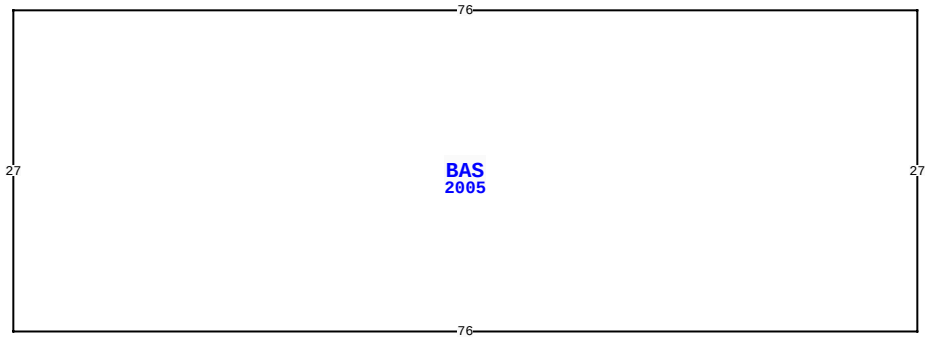
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	103,172
TOTALS	2,052		2,052	103,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.9200	96.69	198,408	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,172
TOTAL MARKET OB/XF VALUE		9,705
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		225,377
SOH/AGL Deduction		110,826
ASSESSED VALUE		114,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,551
TOTAL JUST VALUE		225,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0576	8/03/2015	QC	U	I	11	100
GRANTOR: GRAY KEOKI						
GRANTEE: GRAY KEOKI & RAVIDA						
1981/0955	5/26/2015	CT	U	I	18	42,300
GRANTOR: CLERK OF COURT						
GRANTEE: GRAY KEOKI						

95211 KAREN WALK, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	100	2009	2009	3	90	4,320	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2009	2009	3	90	2,340	

LAND DESCRIPTION

TOTAL OB/XF 9,705

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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	112,500							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS