IN OR 1460/843
EX R/W OR 375/651

ROWLAND ANTHONY WAYNE
95075 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0740

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

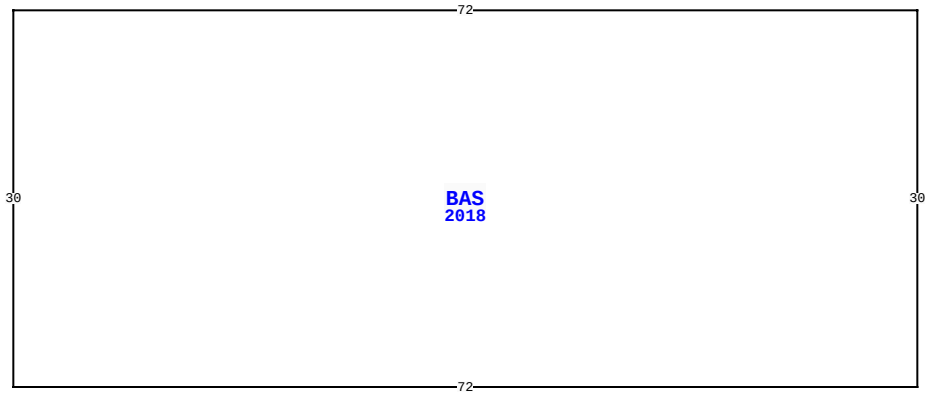
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	175,971
TOTALS	2,160		2,160	175,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.8000	87.60	189,216	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2019 Heated Area: 2160 HX Base Yr 2019



95075 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		178,387
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		246,637
SOH/AGL Deduction		89,750
ASSESSED VALUE		156,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,887
TOTAL JUST VALUE		246,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH184543	CO ISSUED	0	06/21/2018
MH184543	MH MOVE-ON	0	05/04/2018
7345	MH MOVE-ON	19,000	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/0843	11/20/2006	QC	U	I	01	100
GRANTOR: ROWLAND MELANIE ANN						
GRANTEE: ROWLAND ANTHONY WAY						
1460/0843	11/20/2006	QC	U	I	01	100
GRANTOR: ROWLAND MELANIE ANN						
GRANTEE: ROWLAND ANTHONY WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W72 S30 E72 N30$.

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	0.91	AC		1.00	1.00	1.00	75,000.00	75,000.00	68,250							

REVIEW DATE 02/19/2019 BY KW Total Acres: 0.91 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 08/06/2024 BY SYS

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2024

35-2N-28-0000-0001-0740

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

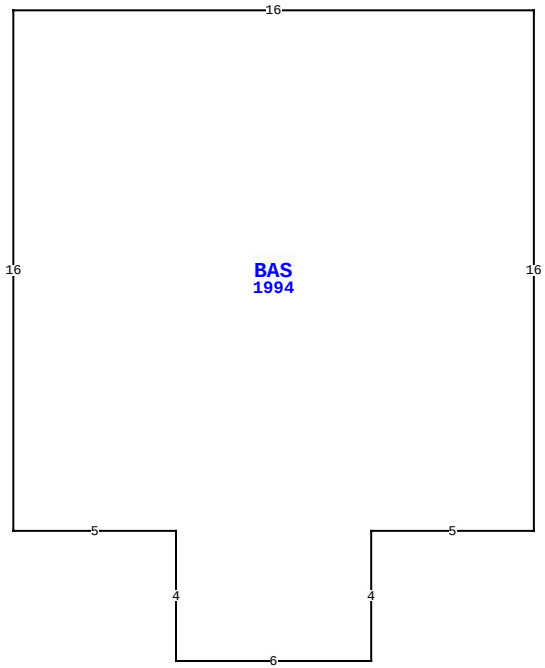
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100	280	2,416
TOTALS	280		280	2,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	280	82.1700	28.76	8,053	1989	1989	0	0	20	50.00	30.00

2 GARAGE RES – 100% - 2019 Heated Area: 280 HX Base Yr 2019



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GRANTEE: ROWLAND ANTHONY WAY						
1460/0843	11/20/2006	QC	U	I	01	100
GRANTOR: ROWLAND MELANIE ANN						
GRANTEE: ROWLAND ANTHONY WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 S16 E5 S4 E6 N4 E5 N16$.

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

REVIEW DATE 02/19/2019 BY KW Total Acres: 0.91 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 08/06/2024 BY SYS