IN OR 1673/1782
EX R/W OR 375/651
1992 HORT DW/MH

BENDER KENNETH G JR
95121 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0760

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

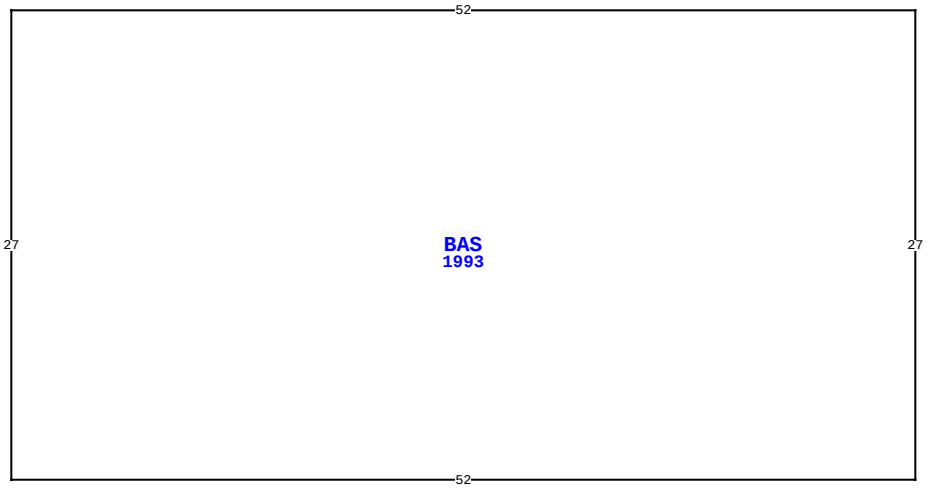
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	40,734
TOTALS	1,404		1,404	40,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	138.1600	96.71	135,781	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 1404 HX Base Yr 2011



95121 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		40,734
TOTAL MARKET OB/XF VALUE		7,828
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		150,562
SOH/AGL Deduction		95,650
ASSESSED VALUE		54,912
TOTAL EXEMPTION VALUE	HX HB	29,912
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8617	MH MOVE-ON	29,000	07/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1673/1782	4/26/2010	WD	Q	I	01	95,000
GRANTOR: JONES PHILIP L & DEAN						
GRANTEE: BENDER KENNETH G JR						
1276/1803	11/29/2004	WD	U	I	06	27,700
GRANTOR: MILLER DAVID G & GLOR						
GRANTEE: JONES PHILLIP L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1991	1991	3	20	128	
2	0351	CARPORT MT	0	100	24	25	600.00	SF	25.00	25.00	100	2004	2004	3	22	3,300	
3	0351	CARPORT MT	0	100	20	40	800.00	SF	25.00	25.00	100	2004	2004	3	22	4,400	

LAND DESCRIPTION

TOTAL OB/XF 7,828

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.36 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS