LOT 6 IN OR 2075/559 &
MOBLEY HEIGHTS NORTH 3 PB 6/39
& LOT 9 (EX S-1)OR 2080/1077

MOORE EDWARD R
95096 KAREN WALK
FERNANDINA BEACH, FL 32034

2024

35-2N-28-1401-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03

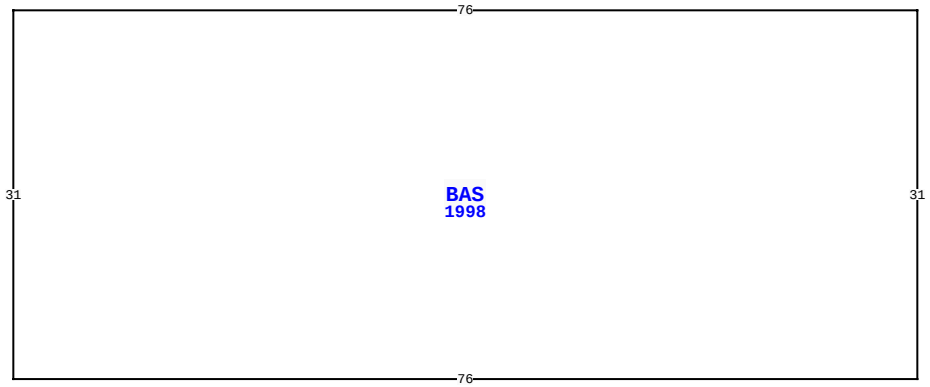
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	43,822
TOTALS	2,356		2,356	43,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,356	124.0000	93.00	219,108	1997	1997	0	0	20	60.00	20.00

1 M/H 94+ – 100% - 2017 Heated Area: 2356 HX Base Yr 2017



95096 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		43,822
TOTAL MARKET OB/XF VALUE		13,192
TOTAL LAND VALUE - MARKET		288,750
TOTAL MARKET VALUE		345,764
SOH/AGL Deduction		251,351
ASSESSED VALUE		94,413
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		39,413
TOTAL JUST VALUE		345,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07618	XFOB	24,600	10/01/2000
971653	MH MOVE-ON	0	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/1077	10/26/2016	WD	U	V	37	20,000
GRANTOR: REPETTO PIETRO & SHAR						
GRANTEE: MOORE EDWARD R & CY						
2075/0559	9/28/2016	WD	Q	I	01	160,000
GRANTOR: MOLCHAN PATRICK J						
GRANTEE: MOORE EDWARD R & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31 $.

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	1997	1997	3	80	2,800	
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	28	9,408	
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2000	2000	3	20	432	
4	1242	WD DECK A	0	100	11	6	66.00	SF	10.00	10.00	100	2000	2000	3	20	132	
5	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2015	2015	3	70	420	

LAND DESCRIPTION

TOTAL OB/XF 13,192

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	3.85	AC		1.00	1.00	1.00	75,000.00	75,000.00	288,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.85 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/06/2024 BY SYS