

BLOCK 4 LOT 37
PT OR 2506/1682
1990 SUNS DW/MH

BUCKLAND KARA
95114 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

37-1N-25-299S-0004-0370



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 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	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	39,191
TOTALS	1,620		1,620	39,191

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,620	115.2000	80.64	130,637	1990	1990	0	0	70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 1620											
HX Base Yr											
27											
BAS 1999											
27											
60											
60											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										39,191		
TOTAL MARKET OB/XF VALUE										3,245		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										87,436		
SOH/AGL Deduction										0		
ASSESSED VALUE										87,436		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										87,436		
TOTAL JUST VALUE										87,436		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										84,672		