

S'LY 50 FT OF LOT 4  
IN OR 2305/1926  
MOBLEY HEIGHTS NORTH PB 5/146

BROCK BONNIE L  
95350 KAREN WALK  
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1400-0004-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 26 | AL SIDING 100  |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 1 100          |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 776              | 100         | 2002 | 776          | 18,997               |
| UOP       | 40               | 25          | 2002 | 10           | 245                  |
| TOTALS    | 816              |             |      | 786          | 19,241               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 1243       | WD DECK F   | 0 100   | 10 | 12 | 120.00 | SF | 8.00  | 8.00           | 100       | 2005    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 0.66        | AC        | 1.00 |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0820                                                     | 02  | 786       | 102.0000    | 81.60          | 64,138         | 1969 | 1975 | 0    | 0    | 0 70.00 | 30.00  |
| 1 M/H 93- - 100% - 2003 Heated Area: 776 HX Base Yr 2003 |     |           |             |                |                |      |      |      |      |         |        |
|                                                          |     |           |             |                |                |      |      |      |      |         |        |
| 95350 KAREN WALK, FERNANDINA BEACH                       |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |            |             |         |    |    |        |    |       |                |           |         |
|-------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 1243       | WD DECK F   | 0 100   | 10 | 12 | 120.00 | SF | 8.00  | 8.00           | 100       | 2005    |

| TOTAL OB/XF |            |             |         |    |    |        |    |       |                |           |         |
|-------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 1243       | WD DECK F   | 0 100   | 10 | 12 | 120.00 | SF | 8.00  | 8.00           | 100       | 2005    |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 19,241    |   |
| TOTAL MARKET OB/XF VALUE  |  | 211       |   |
| TOTAL LAND VALUE - MARKET |  | 66,000    |   |
| TOTAL MARKET VALUE        |  | 85,452    |   |
| SOH/AGL Deduction         |  | 62,146    |   |
| ASSESSED VALUE            |  | 23,306    |   |
| TOTAL EXEMPTION VALUE     |  | 23,306    |   |
| BASE TAXABLE VALUE        |  | 0         |   |
| TOTAL JUST VALUE          |  | 85,452    |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 66,566    |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2305/1926                      | 9/23/2019  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: BROCK THOMAS L        |            |           |     |     |        |            |  |
| GRANTEE: BROCK BONNIE L        |            |           |     |     |        |            |  |
| 1087/1003                      | 10/15/2002 | WD        | U   | I   | 11     | 20,200     |  |
| GRANTOR: DOUGLAS ARTHUR & BARB |            |           |     |     |        |            |  |
| GRANTEE: BROCK THOMAS L & BO   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W34 UOP=[YR=2002] N10 W4 S10 E4\$ W4 N10 W16 S10 W2 S11 E56 N11\$. |  |  |  |  |  |  |  |  |  |  |  |