

WINGARD NICOLE J
95272 KAREN WALK
FERNANDINA BEACH, FL 32034

31-2N-28-1400-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		05	AVERAGE 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD																		
Roof Structure		03	GABLE/HIP 100							0800	02	1,140	124.3000	105.66	120,452	2022	2022	0	0	0	2.00	98.00	Tax Group: 4								Tax Dist:																		
Roof Cover		03	COMP SHNGL 100							2 M/H 94+ - 100% - 2024										Heated Area: 1140										HX Base Yr 2024										BUILDING MARKET VALUE								118,043	
Interior Wall		05	DRYWALL 100							76 15 BAS 2022 76 15										TOTAL MARKET OB/XF VALUE										0																			
Interior Floor		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET										100,000																			
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										218,043																			
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										32,609																			
Bedrooms		03	2 100																	ASSESSED VALUE										185,434																			
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame Stories		02	WOOD FRAME 100																	BASE TAXABLE VALUE										134,712																			
		0	0 100																	TOTAL JUST VALUE										218,043																			
Units			0 100																	NCON VALUE										0																			
																				INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										180,208																													
Quality		04	Quality Level 04																																														
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	1,140	100	2022	1,140		118,043																																											
TOTALS		1,140		1,140		118,043		95272 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU																							
EXTRA FEATURES									XF DATE				LAND DATE				AG DATE																																
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000100	C	RES		100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000																															