LOT 26 R359759
IN OR 1092/1939
OAK HILL EST #1 PB 5/90 & 91

HAYWARD SANDRA A
95507 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	02	WALL BOARD 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

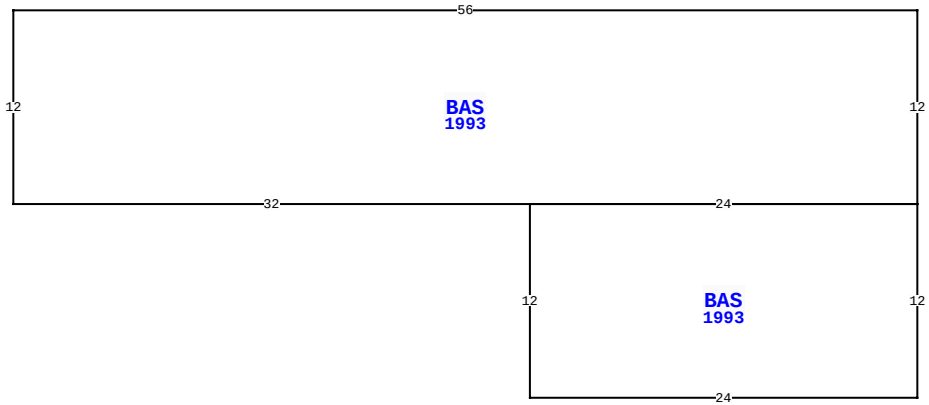
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	1993	288	4,074
BAS	672	100	1993	672	9,506
TOTALS	960			960	13,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	58.9400	47.15	45,264	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr 2004



95507 KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		13,579
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		116,579
SOH/AGL Deduction		74,995
ASSESSED VALUE		41,584
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,584
TOTAL JUST VALUE		116,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5225	ADDITION	22,720	10/17/1988
3247	NEW CONSTR	0	10/17/1988
5440	NEW CONSTR	500	10/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/1939	11/07/2002	WD	U	I	24	25,000
GRANTOR: BURNS JUDITH A						
GRANTEE: HAYWARD SANDRA A						
0562/0224	1/31/1989	WD	U	I	10	11,900
GRANTOR: GRIFFIS LEO B						
GRANTEE: BURNS JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E32 BAS=[YR=1993] S12 E24 N12 W24$ E24 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 12/09/2020 BY KW Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/30/2025 BY SYS