

SILVA-LANE MELISSA/HARRIS JOHN MARTIN
95547 KAREN WALK
FERNANDINA BEACH, FL 32034

31-2N-28-1600-0027-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

04PLYWOOD 100

08SHT VINYL 50

14CARPET 50

02WINDOW 100

03FORCED AIR 100

3 100
1.5 100

02WOOD FRAME 100

1. 1. 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA04

NEIGHBORHOOD/LOC4007.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS828100199382817,885

UOP8025200920432

TOTALS90884818,317

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

11242WD DECK A050148112.00SF7.507.5010019861986320168

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES500006OR0.000.001.04AC1.001.001.00100,000.00100,000.00104,000

REVIEW DATE06/14/2022BYKWTotal Acres: 1.04Total Land Value: 104,000Market: 0Agricultural: 0Common: 104,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTAPNORM% COND

082002848108.000086.4073,2671986198600570.0025.00

1 M/H 93- - 50% - 2025Heated Area: 828HX Base Yr 2025

UOP2009BAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

TOTAL OB/XF168

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE18,317

TOTAL MARKET OB/XF VALUE168

TOTAL LAND VALUE - MARKET104,000

TOTAL MARKET VALUE122,485

SOH/AGL Deduction0

ASSESSED VALUE122,485

TOTAL EXEMPTION VALUEHA HAB36,242

BASE TAXABLE VALUE86,243

TOTAL JUST VALUE122,485

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE94,195

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2723/16576/14/2024QC U I I11100

GRANTOR:LANE SANDRA L

GRANTEE:SILVA-LANE MELISSA

2098/13312/01/2017WD U I I11100

GRANTOR:WILLIAMS LOUISE

GRANTEE:LANE SANDRA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36UOP=[YR=2009] W10 S8 E10 N8 \$ S23 E36 N23\$.