LOT 16
IN OR 2118/802
2003 SKYO DW/MH

**WALSH RHONA LIVING TRUST/WALSH RHONA TRUSTEE**
1048 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

**2025**

**31-2N-28-1601-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

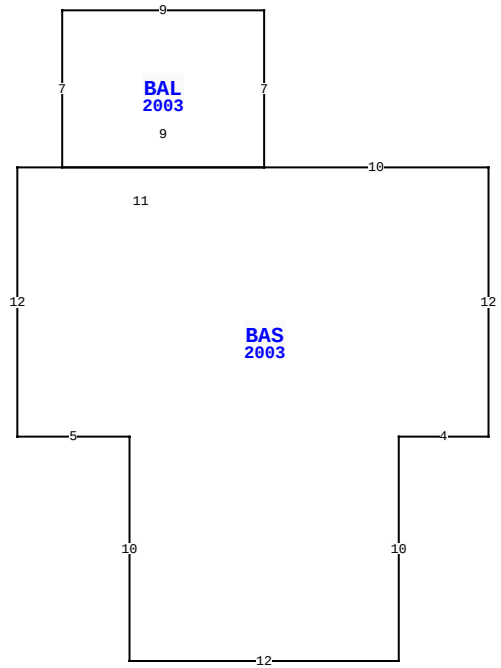
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 63 | 15 | 2003 | 9 | 456 |
| BAS | 372 | 100 | 2003 | 372 | 18,860 |
| TOTALS | 435 | | | 381 | 19,317 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 381 | 106.5900 | 56.49 | 21,523 | 2003 | 2003 | 0 | 0 | 0 | 10.25 | 89.75 |

2 ACCESORY U – 0% - 0 Heated Area: 372 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/27/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

95052 HENDRICKS RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 104,803 |
| TOTAL MARKET OB/XF VALUE | 23,356 |
| TOTAL LAND VALUE - MARKET | 117,000 |
| TOTAL MARKET VALUE | 245,159 |
| SOH/AGL Deduction | 53,098 |
| ASSESSED VALUE | 192,061 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 192,061 |
| TOTAL JUST VALUE | 245,159 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,644 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210491 | GARAGE | 20,592 | 11/01/2002 |
| 7167 | GARAGE | 8,228 | 04/18/1991 |
| 7359 | MH MOVE-ON | 22,000 | 07/05/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2118/0802 | 4/26/2017 | WD | U | I | 11 | 100 |
| GRANTOR: WALSH RHONA | | | | | | |
| GRANTEE: RHONA WALSH LIVING | | | | | | |
| 1406/0799 | 4/24/2006 | WD | Q | I | | 180,000 |
| GRANTOR: MILLER LISA M | | | | | | |
| GRANTEE: WALSH RICHARD J & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W10 BAL=[YR=2003] N7 W9 S7 E9 $ W11 S12 E5 S10 E12 N10 E4 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0511 | GARAGE CB- | 0 | 0 | 22 | 22 | 484.00 | SF | 40.00 | 40.00 | 100 | 1991 | 1991 | 3 | 59.5 | 11,519 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 4 | 25 | 100.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 533 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 57 | 3 | 171.00 | SF | 3.00 | 3.00 | 100 | 2003 | 2003 | 3 | 82 | 421 | |
| 6 | 0351 | CARPORT MT | 0 | 0 | 18 | 20 | 360.00 | SF | 6.60 | 6.60 | 100 | 2003 | 2003 | 3 | 20 | 475 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 3 | 13 | 39.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 20 | 78 | |
| 8 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 484.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 20 | 968 | |
| 9 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 442.00 | SF | 28.00 | 28.00 | 100 | 2000 | 2000 | 3 | 27 | 3,342 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,356

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.17 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 117,000 | | | | | | | |

REVIEW DATE 04/12/2019 BY KWA Total Acres: 1.17 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS

LOT 16
IN OR 2118/802
2003 SKYO DW/MH

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**2025**

**31-2N-28-1601-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

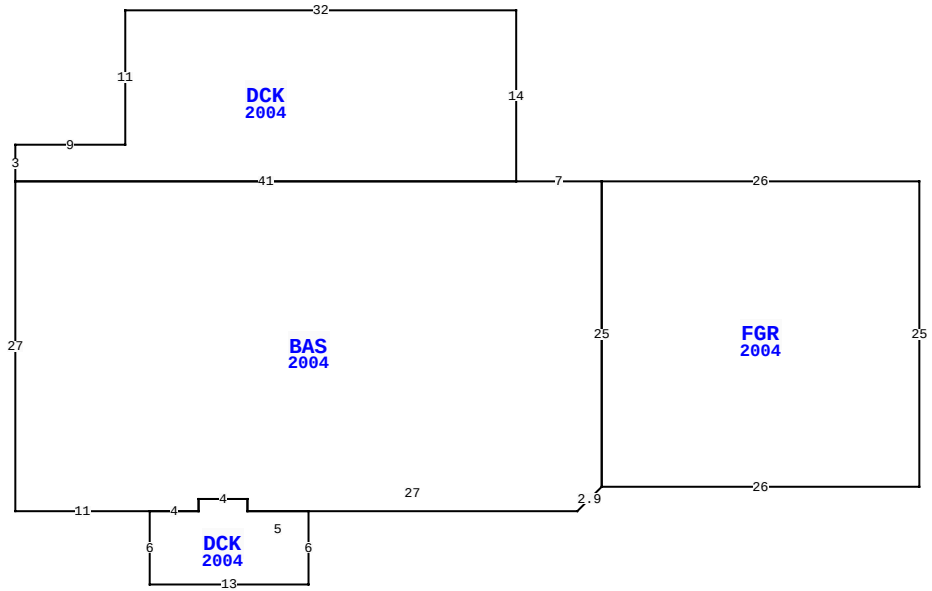
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,290 | 100 | 2004 | 1,290 | 63,707 |
| DCK | 82 | 15 | 2004 | 12 | 593 |
| DCK | 475 | 15 | 2004 | 71 | 3,507 |
| FGR | 650 | 55 | 2004 | 358 | 17,680 |
| TOTALS | 2,497 | | | 1,731 | 85,486 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,731 | 116.2000 | 98.77 | 170,971 | 2003 | 2003 | 0 | 0 | 0 | 50.00 | 50.00 |

3 M/H 94+ – 0% - 0 Heated Area: 1290 HX Base Yr

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| GRANTEE: RHONA WALSH LIVING | | | | | | |
| 1406/0799 | 4/24/2006 | WD | Q | I | | 180,000 |
| GRANTOR: MILLER LISA M | | | | | | |
| GRANTEE: WALSH RICHARD J & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2004] W26 BAS=[YR=2004] W7 DCK=[YR=2004] N14 W32 S11 W9 S3 E41 $ W41 S27 E11 DCK=[YR=2004] S6 E13 N6 W5 N1 W4 S1 W4 $ E4 N1 E4 S1 E27 U2 R2 N25$ S25 E26 N25 $ .

## EXTRA FEATURES

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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