

MORRIS SEAN A
95826 KAREN WALK
FERNANDINA BEACH, FL 32097

31-2N-28-1601-0038-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PAGE 1 of 1		4	
Exterior Wall		05		AVERAGE 100		0820		02		1,809		110.6000		88.48		160,060		1988		1988		0		0		0 70.00		30.00		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 2024		Heated Area: 1809		HX Base Yr 2024												Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		48,018			
Interior Wall		04		PLYWOOD 50																								TOTAL MARKET OB/XF VALUE		4,056			
Interior Wall		05		DRYWALL 50																								TOTAL LAND VALUE - MARKET		100,000			
Interior Floo		14		CARPET 90																								TOTAL MARKET VALUE		152,074			
Interior Floo		08		SHT VINYL 10																								SOH/AGL Deduction		27,408			
Air Condition		02		WINDOW 100																								ASSESSED VALUE		124,666			
Heating Type		03		FORCED AIR 100																								TOTAL EXEMPTION VALUE		HX HB 50,722			
Bedrooms				3 100																								BASE TAXABLE VALUE		73,944			
Bathrooms				2 100																								TOTAL JUST VALUE		152,074			
Frame		02		WOOD FRAME 100																								NCON VALUE		0			
Stories		1.		1. 100																								INCOME VALUE					
Units				0 100																								PREVIOUS YEAR MKT VALUE		121,153			
BUD8 Adjustme		04		DIST 01 100																													
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		1,809		100		1993		1,809		48,018																							
TOTALS		1,809						1,809		48,018																							
EXTRA FEATURES										95826 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU					
																				XF DATE				LAND DATE									
																				INC 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	
1		0810		CONCRETE A		0 100		34		2		68.00		SF		6.50		6.50		100		1988		1988		3		52		230			
2		0751		UOP		0 100		30		12		360.00		SF		10.00		10.00		100		1988		1988		3		20		720			
3		0500		FP-PRE FAB		0 100		0		0		1.00		UT		3,500.00		3,500.00		100		1988		1988		3		62		2,170			
4		0350		CARPORT WD		0 100		48		12		576.00		SF		5.20		5.20		100		1999		1999		3		20		599			
5		0350		CARPORT WD		0 100		18		12		216.00		SF		7.80		7.80		100		2000		2000		3		20		337			