

LOT 39
IN OR 1984/32
R433907 & R433908

JONES SCOTT M
95905 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

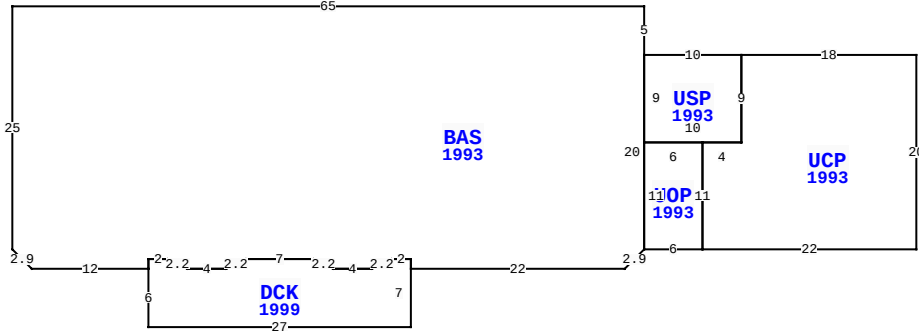
Quality	05	Quality Level 05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	105,032
DCK	177	15	1999	27	1,633
UCP	404	20	1993	81	4,900
UOP	66	25	1993	16	968
USP	90	50	1993	45	2,723
TOTALS	2,473			1,905	115,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100
4	1242	WD DECK A	0	100	57	3	171.00	SF	10.00	10.00	100
5	2700	QUONSET LW	0	100	21	11	231.00	SF	7.20	7.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,905	145.4400	116.35	221,647	1990	2004	0	0	0 48.00	52.00
1 M/H 93- - 100% - 2016 Heated Area: 1736 HX Base Yr 2016											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										115,256	
TOTAL MARKET OB/XF VALUE										5,086	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										220,342	
SOH/AGL Deduction										134,031	
ASSESSED VALUE										86,311	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										35,589	
TOTAL JUST VALUE										220,342	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										184,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9900061	REMODEL	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/0032	5/29/2015	WD	Q	I	01	90,000
GRANTOR: BISHOP JAMES D						
GRANTEE: JONES SCOTT M						
1923/1555	6/11/2014	QC	U	I	11	100
GRANTOR: MATHIS MARY T						
GRANTEE: BISHOP JAMES D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W18 USP=[YR=1993] W10 BAS=[YR=1993] N5 W65 S25 D2 R2 E12 DCK=[YR=1999] S6 E27 N7 W2 D1 L2 W4 L2 U1 W7 L2 D1 W4 U1 L2 W2 S1\$ N1 E2 R2 D1 E4 U1 R2 E7 D1 R2 E4 U1 R2 E2 S1 E22 U2 R2 UOP=[YR=1993] E6 N11 W6 S11\$ N20\$ S9 E10 N9 \$ S9 W4 S11 E22 N20\$.											