LOT 42
IN OR 1860/878
R673022 & R673023

MASLANKA JAMES E
95793 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

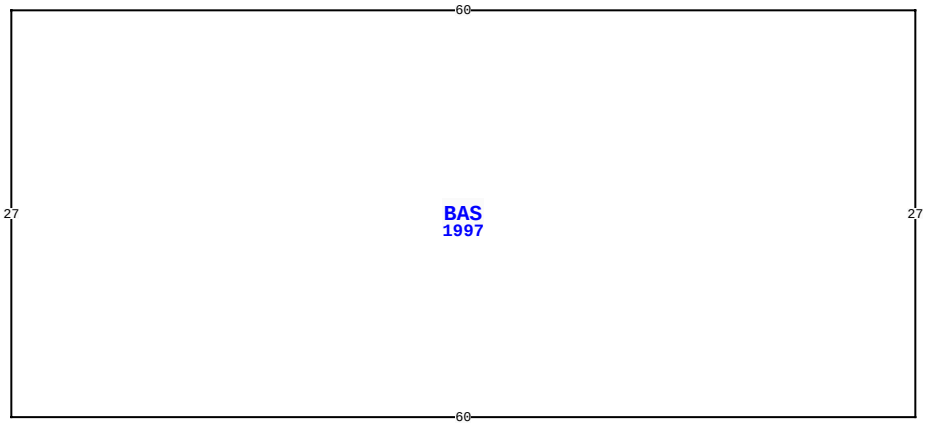
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1997	1,620	56,484
TOTALS	1,620			1,620	56,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	99.62	161,384	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2014 Heated Area: 1620 HX Base Yr 2014



95793 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		56,484
TOTAL MARKET OB/XF VALUE		388
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		160,872
SOH/AGL Deduction		95,559
ASSESSED VALUE		65,313
TOTAL EXEMPTION VALUE	HX HB WX	45,313
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		160,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971658	MH MOVE-ON	0	01/01/1997
7424	MH MOVE-ON	16,900	08/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/0878	6/04/2013	WD	Q	I	02	65,000
GRANTOR: MORRIS MELISSA						
GRANTEE: MASLANKA JAMES E &						
0797/1725	6/26/1997	WD	Q	I	01	14,300
GRANTOR: MORRIS BENNY Y & SELM						
GRANTEE: MORRIS MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	13	10	130.00	SF	10.00	10.00	100	1997	1997	3	20	260	
2	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 388

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	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS