

PARCEL 1-62 IN SEC 35 &
 PARCEL 3-11 IN SEC 31
 IN OR 2042/1290

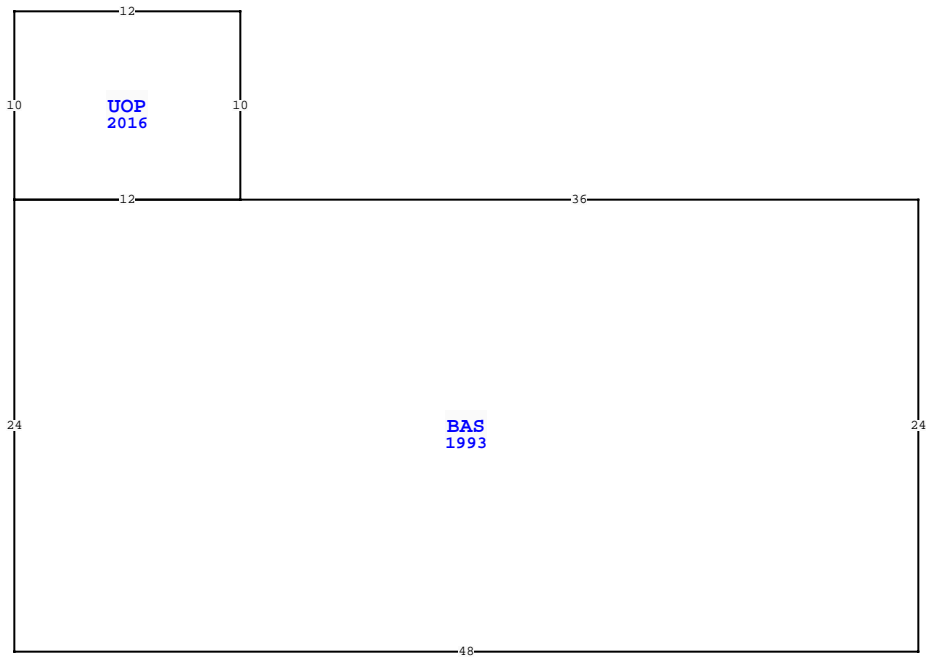
PICKETT MATTHEW JUSTIN/VOSHELL KATHERINE
 95237 KAREN WALK
 FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0620


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	11	CLAY TILE	40
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	05	Quality Level	05
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	1993
UOP	120	25	2016
TOTALS	1,272		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2017							
Heated Area: 1152					HX Base Yr 2017						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			42,620
TOTAL MARKET OB/XF VALUE			5,251
TOTAL LAND VALUE - MARKET			133,400
TOTAL MARKET VALUE			181,271
SOH/AGL Deduction			113,234
ASSESSED VALUE			68,037
TOTAL EXEMPTION VALUE	HX HB	43,037	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			181,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1290	4/26/2016	WD Q	Q	I	01	78,500
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: PICKETT MATTHEW JUS						
1816/1401	8/20/2012	WD U	U	I	18	100
GRANTOR: KALTENBACH RHONDA D &						
GRANTEE: DOUGLAS ARTHUR B &						

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
1	1242	WD DECK A	0	10	10	12			10.00	100	1990	1990	3	20	240	
2	0680	POLE SHED	0	100	24	24			10.00	100	2024	2019		87	5,011	

TOTAL OB/XF										5,251														
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.07	AC		1.00	1.00	1.00	100,000.00	100,000.00	107,000							
2	000100	C	RES	100		OR	0.00	0.00	0.33	AC		1.00	1.00	0.80	100,000.00	80,000.00	26,400							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W36 UOP=[YR=2016] N10 W12 S10 E12\$ W12 S24 E48 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF							5,251							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.07	AC		1.00	1.00	1.00	100,000.00	100,000.00	107,000							
2	000100	C	RES	100		OR	0.00	0.00	0.33	AC		1.00	1.00	0.80	100,000.00	80,000.00	26,400							