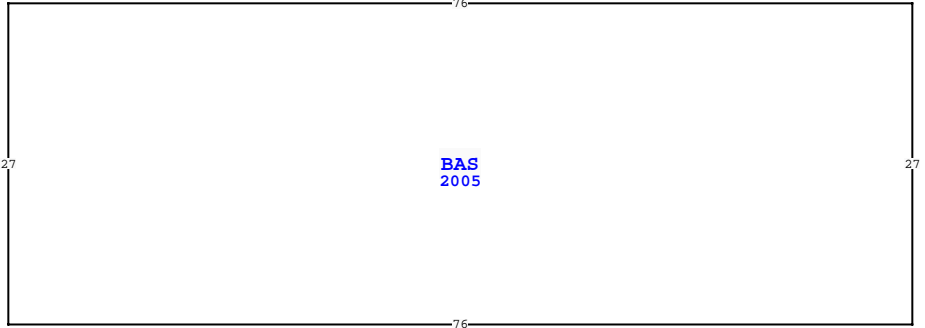


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	128.9200	109.58	224,858	2003	2003	0	0	50.00	50.00
1 M/H 94+ - 100% - 2016										Heated Area: 2052	HX Base Yr 2016



Quality	04 Quality Level 04				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	112,429
TOTALS	2,052			2,052	112,429

EXTRA FEATURES															95211 KAREN WALK, FERNANDINA BEACH	
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0 100	40	30	1,200.00	SF	4.00	4.00	100	2009	2009	3	89	4,272	
3	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2009	2009	3	89	2,314	
TOTAL OB/XF															9,596	

LAND DESCRIPTION										TOTAL OB/XF														
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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			112,429		
TOTAL MARKET OB/XF VALUE			9,596		
TOTAL LAND VALUE - MARKET			150,000		
TOTAL MARKET VALUE			272,025		
SOH/AGL Deduction			154,152		
ASSESSED VALUE			117,873		
TOTAL EXEMPTION VALUE			50,722		
BASE TAXABLE VALUE			67,151		
TOTAL JUST VALUE			272,025		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			225,377		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/0576	8/03/2015	QC	U	I	11	100
GRANTOR: GRAY KEOKI						
GRANTEE: GRAY KEOKI & RAVIDA						
1981/0955	5/26/2015	CT	U	I	18	42,300
GRANTOR: CLERK OF COURT						
GRANTEE: GRAY KEOKI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W76 S27 E76 N27 \$.	