



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	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
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	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2018	1,404	117,669
TOTALS	1,404			1,404	117,669

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,404	116.0000	98.60	138,434	2017	2017	0	0	15.00	85.00			
2 M/H 94+ - 100% - 2024 Heated Area: 1404 HX Base Yr 2024														
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2018</div> </div>														
95101 KAREN WALK, FERNANDINA BEACH														
				BLD DATE					LGL DATE	05/09/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			134,349
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			234,349
SOH/AGL Deduction			27,813
ASSESSED VALUE			206,536
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			155,814
TOTAL JUST VALUE			234,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003253	ADDITION	55,843	03/09/2023
MH175340	CO ISSUED	0	07/03/2017
MH175340	MH MOVE-ON	0	06/15/2017
MH135463	CO ISSUED	0	05/01/2013
E1325863	HOOKUP	0	02/01/2013
MH135463	MH MOVE-ON	0	02/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1447	9/15/2022	WD	Q	I	01	225,000
GRANTOR: GONZALEZ SEBASTIAN AR						
GRANTEE: BOEHM TERRY L						
2278/0950	5/28/2019	WD	Q	I	01	130,000
GRANTOR: JONES DEANNA M						
GRANTEE: GONZALEZ SEBASTIAN						

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2018] W52 S27 E52 N27\$.													

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

