



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
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
BAS	2,160	100	2018
TOTALS	2,160		2,160
			193,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,160	116.8000	99.28	214,445	2018	2018	0	0	10.00	90.00	
1 M/H 94+ - 100% - 2019			Heated Area: 2160			HX Base Yr 2019						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 72 72 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2018</p> </div> </div>												
95075 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	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,554
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			91,000
TOTAL MARKET VALUE			286,554
SOH/AGL Deduction			125,117
ASSESSED VALUE			161,437
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			110,715
TOTAL JUST VALUE			286,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH184543	CO ISSUED	0	06/21/2018
MH184543	MH MOVE-ON	0	05/04/2018
7345	MH MOVE-ON	19,000	06/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1460/0843	11/20/2006	QC	Q	I	01	100	
GRANTOR: ROWLAND MELANIE ANN							
GRANTEE: ROWLAND ANTHONY WAY							
1460/0843	11/20/2006	QC	Q	I	01	100	
GRANTOR: ROWLAND MELANIE ANN							
GRANTEE: ROWLAND ANTHONY WAY							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W72 S30 E72 N30\$.	

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

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	0.91	AC		1.00	1.00	1.00	100,000.00	100,000.00	91,000							

