

IN OR 1673/1782
EX R/W OR 375/651
1992 HORT DW/MH

BENDER KENNETH G JR
95121 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0760

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	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
BAS	1,404	100	1993
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,404	138.1600	110.53	155,184	1991	1991	0	0	70.00	30.00
1 M/H 93- - 100% - 2011 Heated Area: 1404 HX Base Yr 2011											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,404	100	1993	1,404	46,555						
TOTALS	1,404			1,404	46,555						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			46,555
TOTAL MARKET OB/XF VALUE			7,478
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			190,033
SOH/AGL Deduction			133,529
ASSESSED VALUE			56,504
TOTAL EXEMPTION VALUE	HX HB	31,504	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			190,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8617	MH MOVE-ON	29,000	07/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1673/1782	4/26/2010	WD Q	Q	I	01	95,000
GRANTOR: JONES PHILIP L & DEAN						
GRANTEE: BENDER KENNETH G JR						
1276/1803	11/29/2004	WD Q	Q	I	06	27,700
GRANTOR: MILLER DAVID G & GLOR						
GRANTEE: JONES PHILLIP L & D						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W52 S27 E52 N27\$.	

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	100	8	8			64.00	100	1991	1991	3	20	128	
2	0351	CARPORT MT	0	100	24	25	SF	25.00	25.00	100	2004	2004	3	21	3,150	
3	0351	CARPORT MT	0	100	20	40	SF	25.00	25.00	100	2004	2004	3	21	4,200	

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	1.36	AC		1.00	1.00	1.00	100,000.00	100,000.00	136,000							