PT OF LOT 1
IN OR 1518/612 & OR 1864/1544
(EX OR 1297/263)

MIXON THOMAS V JR
95236 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1401-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03

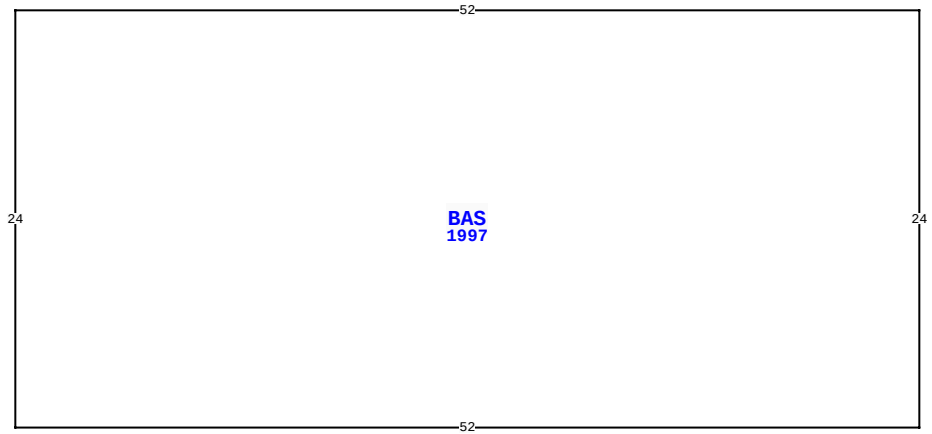
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1997	1,248	37,500
TOTALS	1,248			1,248	37,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	125.2000	100.16	125,000	1986	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1248 HX Base Yr 2006



95236 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,500
TOTAL MARKET OB/XF VALUE		1,338
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		178,838
SOH/AGL Deduction		118,029
ASSESSED VALUE		60,809
TOTAL EXEMPTION VALUE	HX HB	35,809
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		178,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961601	MH MOVE-ON	0	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/1544	6/24/2013	AD	U	V	40	10,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: MIXON THOMAS V JR						
1518/0612	8/09/2007	WD	U	I	07	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: MIXON THOMAS V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S24 E52 N24$.

EXTRA FEATURES

LN	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	SF	10.00	10.00	100	1997	1997	3	20	128	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.00	21.00	100	2010	2010	3	40	1,210	

LAND DESCRIPTION

TOTAL OB/XF 1,338

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							
2	000100	C	RES	100		OR	0.00	0.00	0.80	AC		1.00	1.00	0.50	100,000.00	50,000.00	40,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.80 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS