E217.75 FT OF LOT 4 &
N30 FT OF W363 FT OF LOT 4
1997 CHAD DW/MH

WEBB MATTHEW
95154 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1401-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

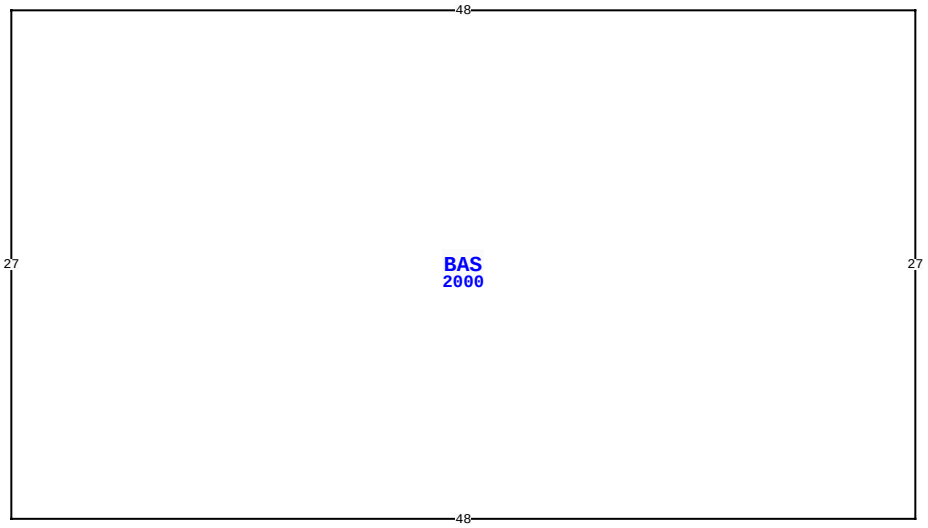
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2000	1,296	51,996
TOTALS	1,296			1,296	51,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	134.8600	114.63	148,560	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



95154 KAREN WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,996
TOTAL MARKET OB/XF VALUE		560
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		147,556
SOH/AGL Deduction		76,893
ASSESSED VALUE		70,663
TOTAL EXEMPTION VALUE	HX HB	45,663
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/0168	12/03/2015	WD	Q	I	01	67,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: WEBB MATTHEW						
1877/1570	9/05/2013	WD	U	I	12	100
GRANTOR: GAMBLE CHRISTOPHER &						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E48 N27 $.

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	20	8	160.00	SF	10.00	10.00	100	2009	2009	3	35	560	

LAND DESCRIPTION

TOTAL OB/XF 560

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	100,000.00	95,000.00	95,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS