

MOORE EDWARD R
95096 KAREN WALK
FERNANDINA BEACH, FL 32034

35-2N-28-1401-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		10	ABOVE AVG 100		0800	02	2,356	158.4000	134.64	317,212	1997	1997	0	0	0	65.00	35.00	VALUATION BY																										
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2017										Heated Area: 2356										HX Base Yr 2017										STANDARD									
Roof Cover		12	MODULAR MT 100		317631 BAS 1998										Tax Group: 4										Tax Dist:																			
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										111,024																			
Interior Floo		11	CLAY TILE 100												TOTAL MARKET OB/XF VALUE										116,086																			
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										385,000																			
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										612,110																			
Bedrooms			3 100												SOH/AGL Deduction										411,664																			
Bathrooms			2 100												ASSESSED VALUE										200,446																			
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Stories		1.	1. 100												BASE TAXABLE VALUE										149,724																			
Units			0 100												TOTAL JUST VALUE										612,110																			
					NCON VALUE										103,295																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										345,764																													
Quality		05	Quality Level 05																																									
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	2,356	100	1998	2,356	111,024																																							
TOTALS		2,356			2,356	111,024																																						
EXTRA FEATURES					95096 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU																					
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765																												
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	27	9,072																												
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2000	2000	3	20	432																												
4	1242	WD DECK A	0	100	11	6	66.00	SF	10.00	10.00	100	2000	2000	3	20	132																												
5	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2015	2015	3	65	390																												
6	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00	10.00	100	2025	2024		100	13,320																												
7	0861	POOL GUNIT	0	100	0	0	678.00	SF	85.00	85.00	100	2025	2024		100	57,630																												
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																												
9	0911	SCRN RM A	0	100	51	34	1,734.00	SF	17.50	17.50	100	2025	2024		100	30,345																												
LAND DESCRIPTION					TOTAL OB/XF										116,086																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.85	AC		1.00	1.00	1.00	100,000.00	100,000.00	385,000																											