S-1 OF LOT 1
W 412.25' OF N1/2 OF LOT 1
IN OR 2278/1661

MCGEE MARSHA
95480 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1400-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

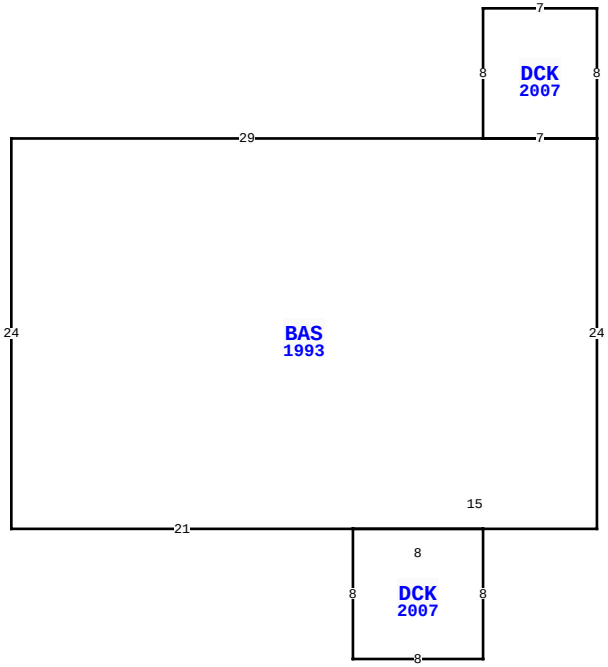
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	91,086
DCK	56	10	2007	6	632
DCK	64	10	2007	6	632
TOTALS	984			876	92,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	876	121.3380	127.40	111,602	1960	1985	0	0	0	17.25	82.75

2 SINGLE FAM 100% - 2020 Heated Area: 864 HX Base Yr 2020



95480 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		92,351
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		187,351
SOH/AGL Deduction		96,307
ASSESSED VALUE		91,044
TOTAL EXEMPTION VALUE	HX HB SX	91,044
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		187,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618351	FOUNDATION	0	08/01/2006
C18351	CO ISSUED	0	08/01/2006
M11965	MECH OTHER	0	08/01/2006
E14557	ELEC OTHER	0	03/01/2005
M09362	MECH OTHER	0	03/01/2005
MH4546	MH MOVE-ON	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1661	5/31/2019	WD	Q	I	02	90,000
GRANTOR: WINSTON JOE & SALLY						
GRANTEE: MCGEE MICHAEL SCOTT						
1426/0104	7/06/2006	WD	U	I	23	55,000
GRANTOR: CLEMENS DONALD R III						
GRANTEE: WINSTON JOE & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W7 S8 BAS=[YR=1993] W29 S24 E21 DCK=[YR=2007] S8 E8 N8 W8 $ E15 N24 W7 $ E7 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.95	AC		1.00	1.00	1.00	100,000.00	100,000.00	95,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.95 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS