NLY 100' LOT 4
MOBLEY HEIGHTS NORTH PB 5/146

DENNARD LEECIE J L/E/
95364 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1400-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

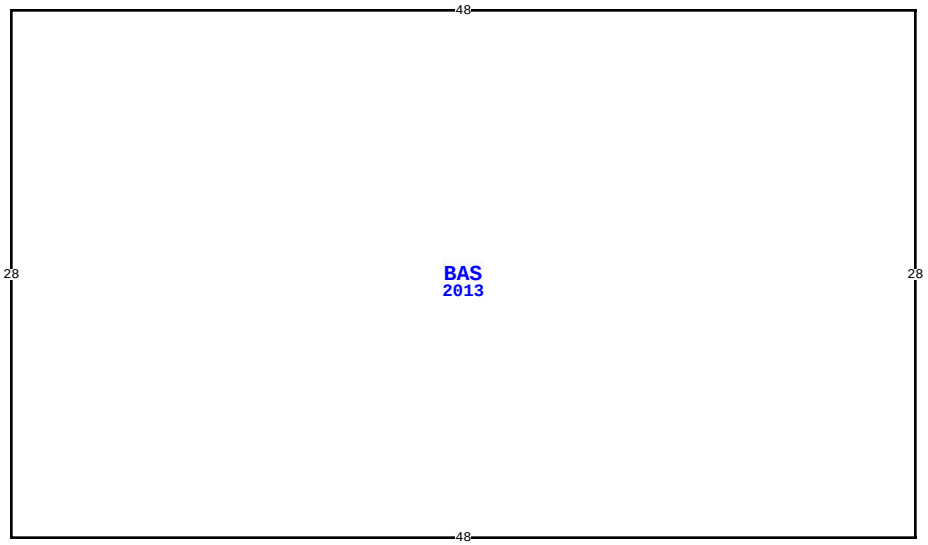
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2013	1,344	115,282
TOTALS	1,344			1,344	115,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	140.1600	126.14	169,532	2013	2013	0	0	0	32.00	68.00

2 M/H 94+ 100% - 2003 Heated Area: 1344 HX Base Yr 2003



95364 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		126,630
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		258,630
SOH/AGL Deduction		146,485
ASSESSED VALUE		112,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,734
TOTAL JUST VALUE		258,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700485	GARAGE	22,315	01/24/2017
MH135494	CO ISSUED	0	09/09/2013
MH135494	MH MOVE-ON	0	08/01/2013
P1316779	NEW CONSTR	0	08/01/2013
8894	MH MOVE-ON	3,500	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1146	6/27/2025	QC	U	I	11	100
GRANTOR: DENNARD LEECIE J						
GRANTEE: OLIVER MICHELLE						
1106/1922	1/13/2003	WD	U	I	21	35,400
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DENNARD LEECIEJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W48 S28 E48 N28 $.

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	1.32	AC		1.00	1.00	1.00	100,000.00	100,000.00	132,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 07/09/2026 BY SYS

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31-2N-28-1400-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

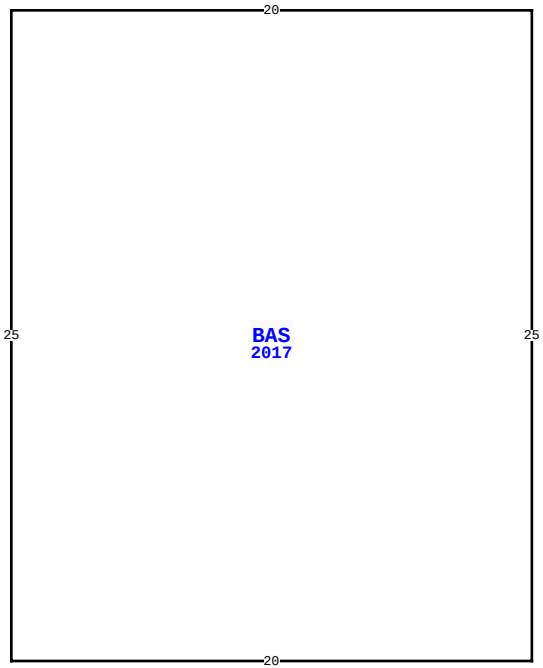
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2017	500	11,348
TOTALS	500			500	11,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	63.2500	24.67	12,335	2017	2017	0	0	0	8.00	92.00

3 GARAGE RES 100% - 2003 Heated Area: 500 HX Base Yr 2003



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1106/1922	1/13/2003	WD	U	I	21	35,400
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DENNARD LEECIEJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 S25 E20 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 07/09/2026 BY SYS