LOT 27
IN OR 2098/1331
OAK HILL EST #1 PB 5/90 & 91

SILVA-LANE MELISSA/HARRIS JOHN MARTIN
95547 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0027-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

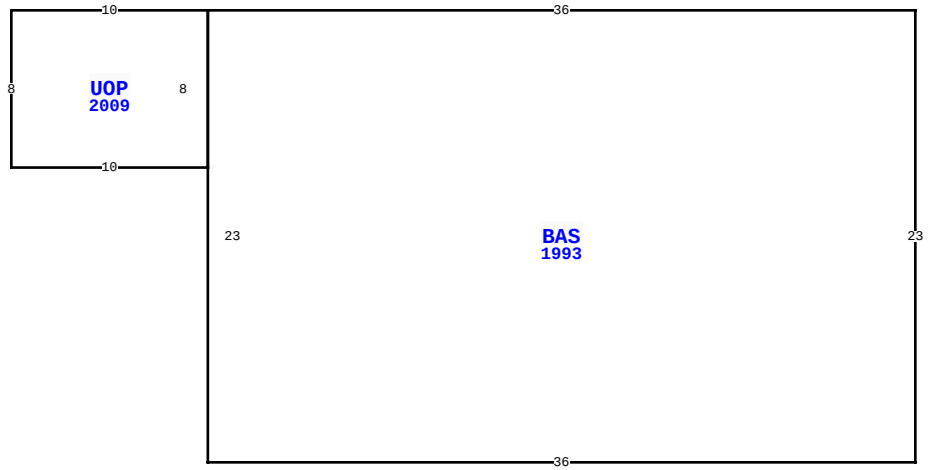
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	19,003
UOP	80	25	2009	20	459
TOTALS	908			848	19,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	848	108.0000	91.80	77,846	1986	1986	0	0	5	70.00	25.00

1 M/H 93- 50% - 2025 Heated Area: 828 HX Base Yr 2025



95547 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		19,462
TOTAL MARKET OB/XF VALUE		224
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		123,686
SOH/AGL Deduction		0
ASSESSED VALUE		123,686
TOTAL EXEMPTION VALUE	HA HAB	36,843
BASE TAXABLE VALUE		86,843
TOTAL JUST VALUE		123,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1657	6/14/2024	QC	U	I	11	100
GRANTOR: LANE SANDRA L						
GRANTEE: SILVA-LANE MELISSA						
2098/1331	2/01/2017	WD	U	I	11	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: LANE SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36UOP=[YR=2009] W10 S8 E10 N8 $ S23 E36 N23$.

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	50	14	8	112.00	SF	10.00	10.00	100	1986	1986	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 224

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	50	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS