

KIRKPATRICK JOSEPH S & MARIA A
95892 KAREN WALK
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0005-0000

[illegible]

LOT 5
IN OR 690 PG 864
R359593 & R359594

KIRKPATRICK JOSEPH S & MARIA A
95892 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Common Wall		15 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
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	672	100	1994	672	63,929
BAS	112	100	2016	112	10,655
FOP	112	30	1994	34	3,234
UOP	100	20	2016	20	1,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	838	106.5900	111.92	93,789	1994	1994	0	0	15.00	85.00
2 SINGLE FAM		100% - 1989		Heated Area: 784				HX Base Yr 1989			
95892 KAREN WALK, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	
						INC DATE				AG DATE	
										05/09/2025	MLU

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										132,251		
TOTAL MARKET OB/XF VALUE										4,677		
TOTAL LAND VALUE - MARKET										100,000		
TOTAL MARKET VALUE										236,928		
SOH/AGL Deduction										135,985		
ASSESSED VALUE										100,943		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										49,532		
TOTAL JUST VALUE										236,928		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										230,378		