LOT 16
IN OR 2118/802
2003 SKYO DW/MH

WALSH RHONA LIVING TRUST/WALSH RHONA TRUSTEE
1048 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0016-0000

BUILDING CHARACTERISTICS

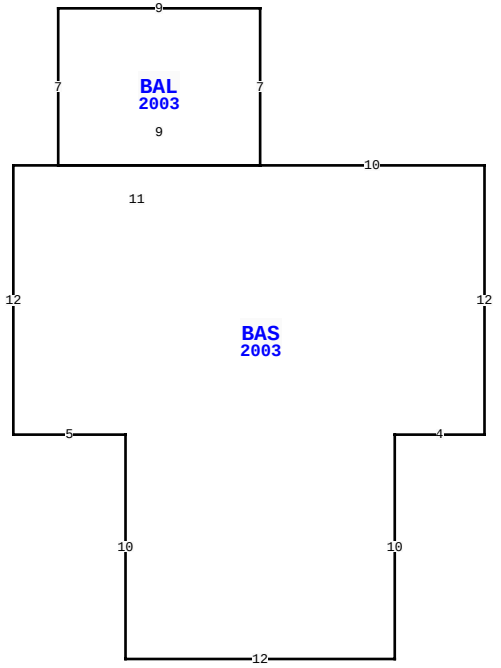
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAL	63	15	2003	9	479
BAS	372	100	2003	372	19,818
TOTALS	435			381	20,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	381	106.5900	59.69	22,742	2003	2003	0	0	0	10.75	89.25

2 ACCESORY U 0% - 0 Heated Area: 372 HX Base Yr



95052 HENDRICKS RD, FERNANDINA BEACH

BLD DATE	04/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	107,190
TOTAL MARKET OB/XF VALUE	22,302
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	246,492
SOH/AGL Deduction	35,225
ASSESSED VALUE	211,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,267
TOTAL JUST VALUE	246,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210491	GARAGE	20,592	11/01/2002
7167	GARAGE	8,228	04/18/1991
7359	MH MOVE-ON	22,000	07/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0802	4/26/2017	WD	U	I	11	100
GRANTOR: WALSH RHONA						
GRANTEE: RHONA WALSH LIVING						
1406/0799	4/24/2006	WD	Q	I		180,000
GRANTOR: MILLER LISA M						
GRANTEE: WALSH RICHARD J & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 BAL=[YR=2003] N7 W9 S7 E9 $ W11 S12 E5 S10 E12 N10 E4 N12 $.

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	0511	GARAGE CB-	0	0	22	22	484.00	SF	40.00	40.00	100	1991	1991	3	57	11,035	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
6	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2003	2003	3	20	720	
7	0300	BOAT DCK W	0	0	0	0	442.00	SF	40.00	40.00	100	2000	2000	3	26	4,597	

LAND DESCRIPTION

TOTAL OB/XF 22,302

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	0	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	100,000.00	100,000.00	117,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/09/2026 BY SYS

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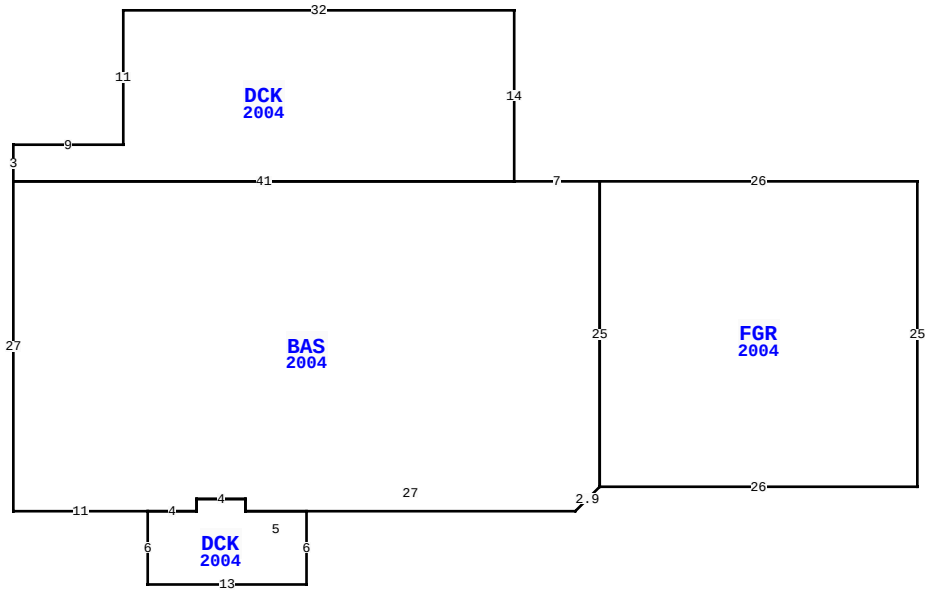
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	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	1,290	100	2004	1,290	64,756
DCK	82	15	2004	12	602
DCK	475	15	2004	71	3,564
FGR	650	55	2004	358	17,971
TOTALS	2,497			1,731	86,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,731	116.2000	104.58	181,028	2003	2003	0	0	0	52.00	48.00

3 M/H 94+ 0% - 0 Heated Area: 1290 HX Base Yr



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1406/0799	4/24/2006	WD	Q	I		180,000
GRANTOR: MILLER LISA M						
GRANTEE: WALSH RICHARD J & R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W26 BAS=[YR=2004] W7 DCK=[YR=2004] N14 W32 S11 W9 S3 E41 $ W41 S27 E11 DCK=[YR=2004] S6 E13 N6 W5 N1 W4 S1 W4 $ E4 N1 E4 S1 E27 U2 R2 N25$ S25 E26 N25 $.

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

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