LOT 38
OAK HILL ESTATES #2 PB 5/134

MORRIS SEAN A
95826 KAREN WALK
FERNANDINA BEACH, FL 32097

2026

31-2N-28-1601-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

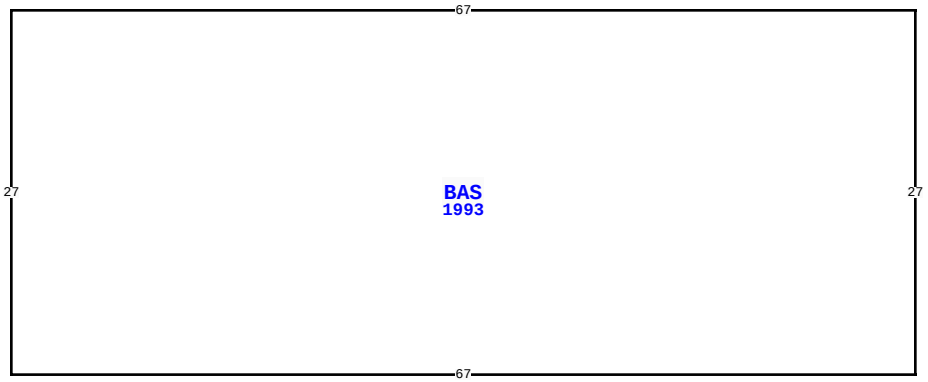
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,809	100	1993	1,809	51,019
TOTALS	1,809			1,809	51,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,809	110.6000	94.01	170,064	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1809 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,019
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		155,899
SOH/AGL Deduction		27,867
ASSESSED VALUE		128,032
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,621
TOTAL JUST VALUE		155,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1364	8/16/2022	FJ	U	I	11	100
GRANTOR: MORRIS MARY L						
GRANTEE: FERRELL CATHERINE &						
2593/0100	4/07/2022	QC	U	I	11	100
GRANTOR: FERRELL CATHERINE & L						
GRANTEE: MORRIS SEAN A						

95826 KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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
2	0751	UOP	0	100	30	12	360.00	SF	10.00	10.00	100	1988	1988	3	20	720	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0350	CARPORT WD	0	100	48	12	576.00	SF	13.00	13.00	100	1999	1999	3	20	1,498	
5	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	100	2000	2000	3	20	562	

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S27 E67 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS