



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,555	100	1993	1,555	51,548
TOTALS	1,555			1,555	51,548

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,555	130.0000	110.50	171,828	1987	1987	0	0	0	70.00	30.00	
1 M/H 93- 0% - 0 Heated Area: 1555 HX Base Yr													
BAS 1993													
95727 KAREN WALK, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

EXTRA FEATURES																	95727 KAREN WALK, FERNANDINA BEACH																	LAND DATE			05/09/2025			MLU		
																	XF DATE						AG DATE																			
																	INC DATE																									
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																
2	0681		POLE SHED				0	0	24	20	480.00		SF	15.00		15.00		100	2013	2013		3	64	4,608																		
3	0510		GARAGE WD-				0	0	24	12	288.00		SF	35.00		35.00		100	2010	2010		3	52	5,242																		
4	1242		WD DECK A				0	0	7	4	28.00		SF	10.00		10.00		100	2010	2010		3	35	98																		
6	0752		USP				0	0	12	12	144.00		SF	15.00		15.00		100	2013	2013		3	64	1,382																		

LAND DESCRIPTION										TOTAL OB/XF					11,330			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	RES	0	0006	OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	210,000	
REVIEW DATE		01/01/2023		BY CD		Total Acres: 2.10			Total Land Value: 210,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		51,548	
TOTAL MARKET OB/XF VALUE		11,330	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		272,878	
SOH/AGL Deduction		111,597	
ASSESSED VALUE		161,281	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,281	
TOTAL JUST VALUE		272,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2722/1200	4/24/2024	WD	U	I	11	100	
GRANTOR: GRIFFIS DWIGHT							
GRANTEE: GRIFFIS DWIGHT G TR							
0599/0638	6/12/1990	QC	U	I	10	100	
GRANTOR: GRIFFIS DEBORAH L							
GRANTEE: GRIFFIS DWIGHT G							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W58 S27 E28 N1 E2 D1 R2 E3 U1 R2 E7 S1 E14 N27\$.													