LOT 45
OAK HILL ESTATES #2 PB 5/134

BITTING REBECCA LYNN
189 MCGREGOR CIRCLE
RICHMOND HILL, GA 31324

2026

31-2N-28-1601-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

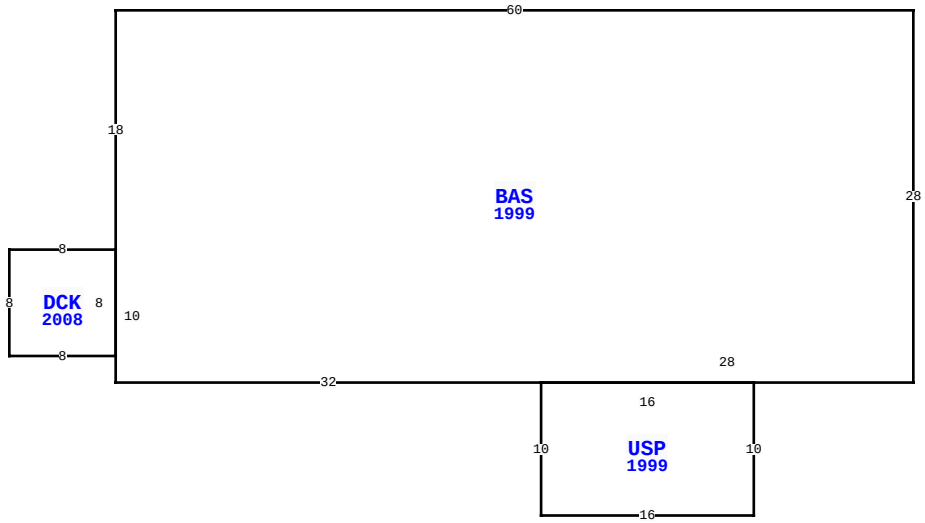
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,680	100	1999	1,680	72,727
DCK	64	15	2008	10	433
USP	160	50	1999	80	3,463
TOTALS	1,904			1,770	76,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,770	96.2000	86.58	153,247	1994	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 0 Heated Area: 1680 HX Base Yr



95638 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	76,624
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	177,624
SOH/AGL Deduction	30,975
ASSESSED VALUE	146,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,649
TOTAL JUST VALUE	177,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7676	MH MOVE-ON	17,000	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1362	5/28/2021	WD	Q	I	01	115,000
GRANTOR: SUTTON BYROM						
GRANTEE: BITTING REBECCA LYN						
2427/0128	1/21/2021	QC	U	I	11	100
GRANTOR: NAGLE KYLE C						
GRANTEE: SUTTON BYROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S18 DCK=[YR=2008] W8 S8 E8 N8$ S10 E32
USP=[YR=1999] S10 E16 N10 W16$ E28 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/09/2026 BY SYS