

GRAY KEOKI/RATANAWILAIWAN RAVIDA
95211 KAREN WALK
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0680

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4005.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,05210020052,052114,285

TOTALS2,0522,052114,285

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% COND% CONDAG DATENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200320033852,975

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1000100CRES1000006OR0.000.001.50AC1.001.001.00100,000.00100,000.00150,000

REVIEW DATE01/01/2023BY CDTotal Acres: 1.50Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800022,052128.9200116.03238,094200320030052.0048.00

Heated Area: 2052HX Base Yr 2016

BAS2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/09/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE114,285

TOTAL MARKET OB/XF VALUE2,975

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE267,260

SOH/AGL Deduction146,204

ASSESSED VALUE121,056

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE69,645

TOTAL JUST VALUE267,260

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE272,025

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE

1995/05768/03/2015QC U I 11100

GRANTOR: GRAY KEOKI

GRANTEE: GRAY KEOKI & RAVIDA

1981/09555/26/2015CT U I 1842,300

GRANTOR: CLERK OF COURT

GRANTEE: GRAY KEOKI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 N27 \$.