LOT 2
IN OR 1831/1636
MH/ID GMHGA208914468

DOUGLAS BARBARA M
940538 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1401-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

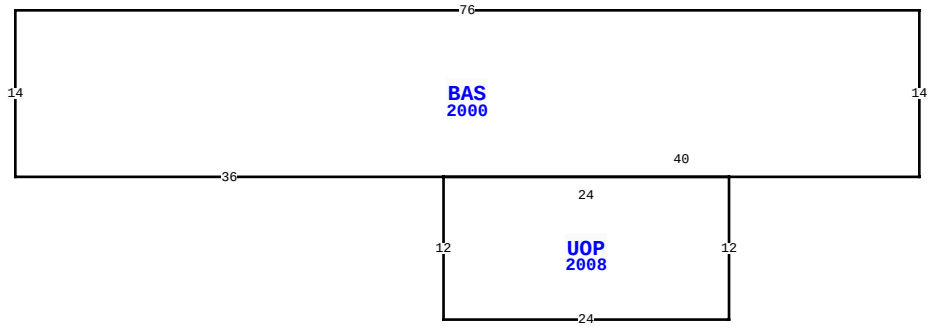
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,064	100	2000	1,064	29,194
UOP	288	25	2008	72	1,976
TOTALS	1,352			1,136	31,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,136	107.6000	91.46	103,899	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1064 HX Base Yr



95206 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	31,170
TOTAL MARKET OB/XF VALUE	2,566
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	233,736
SOH/AGL Deduction	104,178
ASSESSED VALUE	129,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,558
TOTAL JUST VALUE	233,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1636	12/24/2012	WD	U	I	11	100
GRANTOR: MELHORN CHARLES & KAY						
GRANTEE: DOUGLAS A B & BARBA						
1546/0774	1/16/2008	WD	Q	I	06	100
GRANTOR: DOUGLAS A B & BARBARA						
GRANTEE: MELHORN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S14 E36 UOP=[YR=2008] S12 E24 N12 W24$ E40 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
2	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 2,566

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS