

E217.75 FT OF LOT 4 &
N30 FT OF W363 FT OF LOT 4
1997 CHAD DW/MH

WEBB MATTHEW
95154 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1401-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04
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	1,296	100	2000	1,296	47,189
TOTALS	1,296			1,296	47,189

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	10.00	100	2009	2009	3	31	496	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	134.8600	121.37	157,296	1997	1997	0	0	70.00	30.00
1 M/H 94+ 100% - 2017 Heated Area: 1296 HX Base Yr 2017											
27 48 27 48											
BAS 2000											
95154 KAREN WALK, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

TOTAL OB/XF											
496											

TOTAL OB/XF															496	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
06	OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	100,000.00	95,000.00					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		47,189	
TOTAL MARKET OB/XF VALUE		496	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		142,685	
SOH/AGL Deduction		70,114	
ASSESSED VALUE		72,571	
TOTAL EXEMPTION VALUE		HX HB 47,571	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		142,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2017/0168	12/03/2015	WD	Q	I	01	67,000	
GRANTOR: DOUGLAS ARTHUR B & BA							
GRANTEE: WEBB MATTHEW							
1877/1570	9/05/2013	WD	U	I	12	100	
GRANTOR: GAMBLE CHRISTOPHER &							
GRANTEE: DOUGLAS ARTHUR B &							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W48 S27 E48 N27 \$.	