

LOT 6 IN OR 2075/559 &
MOBLEY HEIGHTS NORTH 3 PB 6/39
& LOT 9 (EX S-1)OR 2080/1077

MOORE EDWARD R
95096 KAREN WALK
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1401-0006-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	10	ABOVE AVG 100	0800	02	2,356	158.4000	142.56	335,871	1997	1997	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2017														Heated Area: 2356 HX Base Yr 2017												
Roof Cover	12	MODULAR MT 100	BAS 1998														VALUATION BY STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:												
Interior Floo	11	CLAY TILE 100															BUILDING MARKET VALUE 120,580												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 92,631												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 385,000												
Bedrooms	3	100															TOTAL MARKET VALUE 598,211												
Bathrooms	2	100															SOH/AGL Deduction 372,534												
Frame	02	WOOD FRAME 100															ASSESSED VALUE 225,677												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Units	0	100															BASE TAXABLE VALUE 174,266												
Quality			05	Quality Level 05													TOTAL JUST VALUE 598,211												
DOR CODE			0200	MOBILE HOME													NCON VALUE 19,819												
MAP NUM																INCOME VALUE													
NEIGHBORHOOD/LOC			4007.00													PREVIOUS YEAR MKT VALUE 612,110													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,356	100	1998	2,356	100,761																								
TOTALS			2,356		2,356	100,761																							
EXTRA FEATURES						95096 KAREN WALK, FERNANDINA BEACH												BLD DATE LGL DATE 05/09/2025 MLU											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695													
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	26	8,736													
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2000	2000	3	20	432													
4	1242	WD DECK A	0	100	11	6	66.00	SF	10.00	10.00	100	2000	2000	3	20	132													
5	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2015	2015	3	60	360													
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000													
9	0911	SCRN RM A	0	100	51	34	1,734.00	SF	18.00	18.00	100	2025	2024		97	30,276													
LAND DESCRIPTION																		TOTAL OB/XF 92,631											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	3.85	AC		1.00	1.00	1.00	100,000.00	100,000.00	385,000												
REVIEW DATE 01/14/2026 BY NWA Total Acres: 3.85 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS																													

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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	25	MOD METAL 100	6500	01	864	59.4000	23.17	20,019	2025	2025	0	0	0	1.00	99.00	STANDARD																									
Roof Structur	10	STEEL FRME 100	2 GARAGE RES 100% - 2026														Heated Area: 864																								
Roof Cover	12	MODULAR MT 100															HX Base Yr 2017																								
Interior Wall	07	NONE 100	24 36 BAS 2026 36 24																																						
Interior Floop	03	CONC FINSH 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Bedrooms		0 100																																							
Bathrooms		0 100																																							
Frame	05	STEEL 100																																							
Quality	05	Quality Level 05																																							
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	864	100	2026	864	19,819																																				
TOTALS			864		864	19,819																																			
EXTRA FEATURES						95096 KAREN WALK, FERNANDINA BEACH																																			
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																									
																		BLD DATE												LGL DATE											
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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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
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