IN OR 2068/565
EX PARCELS 1-1 & 1-2

MOBLEY FLORIDA PROPERTIES LLC
P O BOX 2259
MOULTRIE, GA 31776-2259

2023

20-3N-29-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

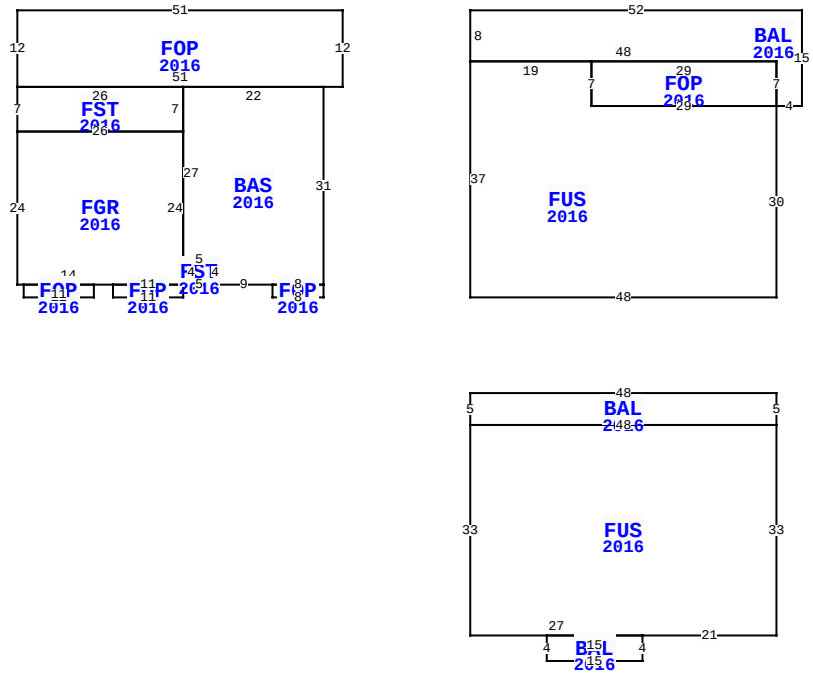
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	9	1,709
BAL	240	15	36	6,837
BAL	444	15	67	12,725
BAS	662	100	662	125,728
FGR	624	55	343	65,143
FOP	16	30	5	949
FOP	22	30	7	1,330
FOP	22	30	7	1,330
FOP	203	30	61	11,585
FOP	612	30	184	34,946
TOTALS	6,264		4,649	882,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,649	136.9051	195.09	906,973	2016	2016	0	0	0	2.65	97.35

2 SFR CUST – 0% - 0 Heated Area: 3819 HX Base Yr



** This building has 14 Sub-Areas

1260 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	882,938
TOTAL MARKET OB/XF VALUE	38,385
TOTAL LAND VALUE - MARKET	1,434,900
TOTAL MARKET VALUE	2,356,223
SOH/AGL Deduction	239,133
ASSESSED VALUE	2,117,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,117,090
TOTAL JUST VALUE	2,356,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,380,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141525	REMODEL	550,000	07/15/2014
20121883	RESTUCCO EXTERIOR	30,000	09/11/2012
20120543	H/AC	7,229	04/02/2012
20091655	45HD IRRIGTION	800	12/04/2009
20060047	DECK REPAIR	9,500	01/11/2006
20051388	REROOF W/30YR SHN	3,000	03/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0565	8/23/2016	WD	U	I	11	100
GRANTOR: MOBLEY MICHAEL H						
GRANTEE: MOBLEY FLORIDA PROP						
1866/1828	6/04/2013	WD	U	I	30	533,400
GRANTOR: MOBLEY J MARK & S PAT						
GRANTEE: MOBLEY MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W51 S12 FST=[YR=2016] S7 FGR=[YR=2016] S24 E1 FOP=[YR=2016] S2 E11 N2 W11$ E14 FOP=[YR=2016] S2 E11 N2 W11$ E11 FST=[YR=2016] E5 BAS=[YR=2016] E9 FOP=[YR=2016] S2 E8 N2 W8$ E8 N31 W22 S27 E5 S4$ N4 W5 S4$ N24 W26$ E26 N7 W26$ E51 N12$ PTR= E20 BAL=[YR=2016] E52 S15 W4 FUS=[YR=2016] S30 W48 N37 E19 FOP=[YR=2016] E29 S7 W29 N7$ S7 E29 $ N7 W48 N8$ W20$ PTR=E20 S60 BAL=[YR=2016] E48 S5 FUS=[YR=2016] S33 W21 BAL=[YR=2016] S4 W15 N4 E15$ W27 N33 E48$ W48 N5$ N60 W20$.

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	0855	CONC PAVER	0	0	0	0	2,066.00	SF	7.00	7.00	100	2016	2016	3	97	14,028	
2	0416	DUNEWALKS	0	0	50	4	200.00	SF	30.00	30.00	100	2016	2016	3	78	4,680	
3	0835	QUARY TILE	0	0	94	4	376.00	SF	10.00	10.00	100	2016	2016	3	97	3,647	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	84	2016	2016	3	84	12,600	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 38,385

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	000120	C	SFR OCN FT	0	0006	R-1	96.00	124.00	95.66	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,434,900							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 1,434,900 Market: 0 Agricultural: 0 Common: 1,434,900 PRINTED 08/02/2023 BY SYS