

PAR 1-36 A/K/A PT OF LOTS 1 &2
MOBLEY HEIGHTS UNR
IN OR 1751/279 & OR 1791/1280

PIDGEEON TARA
85000 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0360



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,055	100	1,055	27,122
FOP	9	30	3	77
TOTALS	1,064		1,058	27,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1243	WD DECK F	0	0	30	12		8.00	8.00	100	2005
2	0752	USP	0	0	14	12		15.00	15.00	100	2012
3	0510	GARAGE WD-	0	0	20	16		24.85	24.85	100	2010
4	0351	CARPORT MT	0	0	20	8		5.90	5.90	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0006		0.00	0.00	1.13	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,058	113.0000	73.45	77,710	1984	1995	0	0	0	65.00	35.00	
1 M/H 93- - 0% - 0													
Heated Area: 1055 HX Base Yr													

85000 CREWS RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,198	
TOTAL MARKET OB/XF VALUE		8,128	
TOTAL LAND VALUE - MARKET		80,512	
TOTAL MARKET VALUE		115,838	
SOH/AGL Deduction		45,717	
ASSESSED VALUE		70,121	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		70,121	
TOTAL JUST VALUE		115,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5252	CO ISSUED	0	06/14/2010
E22443	ELEC OTHER	0	02/01/2010
M15086	MECH OTHER	0	02/01/2010
P14161	OTHER	0	02/01/2010
7883	MH MOVE-ON	25,000	07/25/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1791/1280	5/03/2012	QC	U	I	11	100	
GRANTOR: HORKY EVELYN							
GRANTEE: PIDGEEON TARA							
1751/0279	8/15/2011	QC	U	I	11	100	
GRANTOR: HORKY EVELYN							
GRANTEE: HORKY EVELYN & TARA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W76 S14 E35 FOP=[YR=2010] E6 U3 L3 D3 L3 \$ U3 R3 D3 R3 E35 N14 \$.											