IN OR 2055/1040
R673437 & R673438
(EX 1-81 & 1-85)

TIFTON NASSAU LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

35-2N-28-0000-0001-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

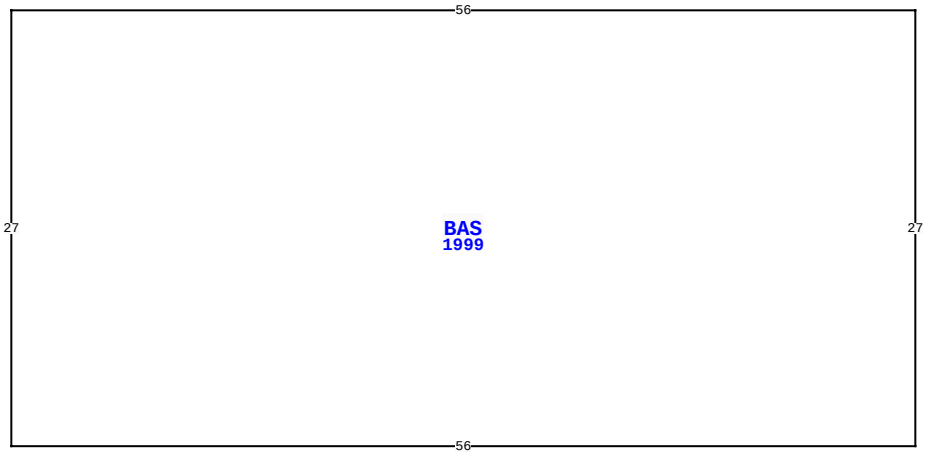
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	49,618
TOTALS	1,512		1,512	49,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	82.04	124,044	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



95458 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,618
TOTAL MARKET OB/XF VALUE	6,375
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	157,993
SOH/AGL Deduction	48,230
ASSESSED VALUE	109,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,763
TOTAL JUST VALUE	157,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018564	GARAGE	11,550	07/01/2001
992811	MH MOVE-ON	0	08/01/1999
8011	MH MOVE-ON	18,000	01/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2055/1040	6/13/2016	SW	U	I	12	50,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: TIFTON NASSAU LLC						
2047/0871	5/20/2016	CT	U	I	18	28,900
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
2	0510	GARAGE WD-	0	0	21	22	462.00	SF	35.00	35.00	100	2001	2001	3	30	4,851	
3	0810	CONCRETE A	0	0	4	9	36.00	SF	6.50	6.50	100	2001	2001	3	82	192	
4	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	2013	2013	3	65	1,092	

LAND DESCRIPTION

TOTAL OB/XF 6,375

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,000							

REVIEW DATE 04/12/2019 BY KWA Total Acres: 1.36 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS