

IN OR 2271/869
A/K/A LOT 25
MOBLEY HEIGHTS UNR

MIRSCHER ARLENE
95497 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0650



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	AP	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	10	ABOVE AVG 100	0820	02	1,752	66.0000	42.90	75,161	1983	1983	0	0	20	70.00	20.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0														Heated Area: 1680												HX Base Yr											
Roof Cover	03	COMP SHNGL 100	BAS 1993														UOP 2009																							
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 100																																						
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																																						
BUD8 Adjustme	04	DIST 01 100																																						
Quality			01	Quality Level 01																																				
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	1,680	100	1,680	14,414																																				
UOP	288	25	72	618																																				
TOTALS			1,968	1,752	15,032																																			
EXTRA FEATURES															95497 DOUGLAS RD, 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																							
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960																								
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152																								
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	20.10	20.10	100	1998	1998	3	20	965																								
4	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	1998	1998	3	27	389																								
LAND DESCRIPTION																		TOTAL OB/XF 4,466																						
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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250																							
REVIEW DATE 01/30/2018 BY KW Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/02/2023 BY SYS																																								