

MORA GUILBALDO/MORA ALMA ELDA EST
95443 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0660

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 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	0 100		
BUD8 Adjustme	04	DIST 01 100		
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	1,368	100	1,368	31,264
FOP	171	30	51	1,166
UGR	456	45	205	4,685
UST	40	55	22	503
UST	162	55	89	2,034
TOTALS	2,197		1,735	39,652
EXTRA FEATURES				
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 1980 1980 3 49 1,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,735	117.2000	76.18	132,172	1980	1985	0	0	70.00	30.00

1 M/H 93- - 100% - 2001Heated Area: 1368HX Base Yr 2001

UST
1994

BAS
1993

UGR
1993

FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		46,355	
TOTAL MARKET OB/XF VALUE		1,715	
TOTAL LAND VALUE - MARKET		158,250	
TOTAL MARKET VALUE		206,320	
SOH/AGL Deduction		135,204	
ASSESSED VALUE		71,116	
TOTAL EXEMPTION VALUE		HX HB WR SX	70,901
BASE TAXABLE VALUE		215	
TOTAL JUST VALUE		206,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,950	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
1630/1232	7/16/2009	QC	U	I	11	100
GRANTOR:MORA IRVING I & YURI						
GRANTEE:MORA GUILEBALDO & A						
0937/1267	6/23/2000	WD	U	I	07	100
GRANTOR:SOTO JERRY SUE & ELVA						
GRANTEE:MORA IRVING I ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 S4 UGR=[YR=1993] W9 BAS=[YR=1993] W10 UST=[YR=1994] N9 W18 S9 E18\$ W47 S24 E24 FOP=[YR=1993] S9 E19 N9 W19\$ E33 N24\$ S24 E19 N24 W10\$ E10 N4\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	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

07/08/2020

BY

KWA

Total Acres: 2.11

Total Land Value: 158,250

Market: 0

Agricultural: 0

Common: 158,250

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