

PT FRAC SEC 35-2N-28E PAR 1-90
IN OR 1950/1081
2000 PALM SW/MH

PEEPLES ROBERT D &/BROOKER GINNY A
95284 MOBLEY HEIGHTS
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0900



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 NORM % COND										VALUATION SUMMARY									
Exterior Wall 30 VINYL 100										0800 02 1,216 135.0800 94.56 114,985 2000 2000 0 0 0 52.00 48.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2021 Heated Area: 1216 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100										16 76 16 76 BAS 2009										BUILDING MARKET VALUE 55,193									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 5,088									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 74,250									
Interior Floo 08 SHT VINYL 30																				TOTAL MARKET VALUE 134,531									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 45,036									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 89,495									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 39,495									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 134,531									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 04 DIST 01 100										PREVIOUS YEAR MKT VALUE 92,520																			
Quality 04 Quality Level 04																													
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 1,216 100 1,216 55,193																													
TOTALS 1,216 1,216 55,193																													
EXTRA FEATURES										95284 MOBLEY HEIGHTS 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0752 USP 0 100 20 10 200.00 SF 15.00 15.00 100 2010 2010 3 64 1,920										05/30/2023 MLU																			
2 0940 SHEDS/PORT 0 100 16 10 160.00 SF 30.00 30.00 100 2011 2011 3 55 2,640																													
3 1242 WD DECK A 0 100 12 8 96.00 SF 10.00 10.00 100 2011 2011 3 55 528																													
LAND DESCRIPTION										TOTAL OB/XF 5,088																			
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 CONSVR																													
1 000115 C SFR ACRES 100 0006 OR 0.00 0.00 0.99 AC 1.00 1.00 1.00 75,000.00 75,000.00 74,250																													
REVIEW DATE 04/29/2020 BY KWA										Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS																			