LOT 2
IN OR 2234/55
MOBLEY HEIGHTS NORTH 2

BUCKEYNE THOMAS E & MARY R
95296 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-1400-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

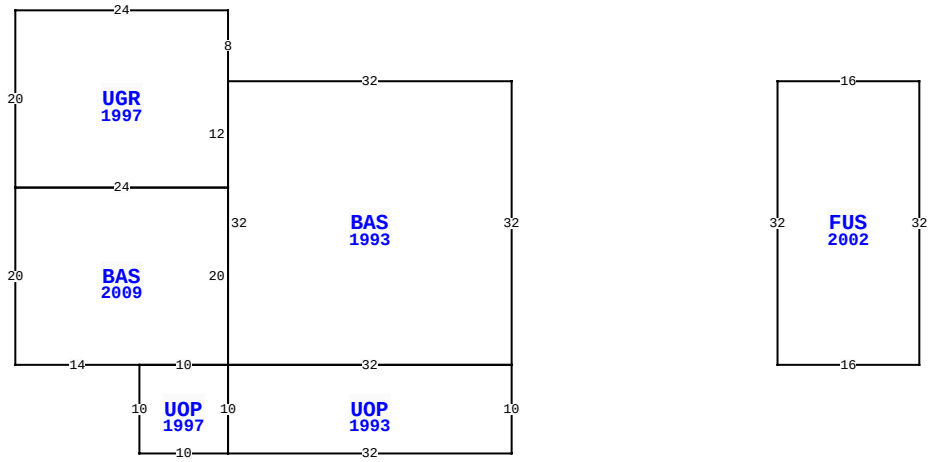
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	101,293
BAS	480	100	480	47,481
FUS	512	100	512	50,647
UGR	480	45	216	21,367
UOP	320	20	64	6,331
UOP	100	20	20	1,978
TOTALS	2,916		2,316	229,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	125.2636	113.05	261,824	1993	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2016 HX Base Yr 2021



BLD DATE	03/12/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

95296 MOBLEY HEIGHTS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,096
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		140,250
TOTAL MARKET VALUE		371,306
SOH/AGL Deduction		127,594
ASSESSED VALUE		243,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,712
TOTAL JUST VALUE		371,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01596	GARAGE	16,320	01/01/1995
94-00793	XFOB	4,250	02/01/1994
8369	NEW CONSTR	38,540	09/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/0055	10/24/2018	WD	Q	I	02	216,000
GRANTOR: SUPPLE JEFFREY T						
GRANTEE: BUCKEYNE THOMAS E &						
1675/0666	4/30/2010	WD	Q	I	02	185,000
GRANTOR: SPENCER DANIEL L & RE						
GRANTEE: SUPPLE JEFFREY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UGR=[YR=1997] N8 W24 S20 BAS=[YR=2009] S20 E14 UOP=[YR=1997] S10 E10 UOP=[YR=1993] E32 N10 W32 S10 $ N10 W10 $ E10 N20 W24 $ E24 N12 $ S32 E32 N32 $ PTR= E30 FUS=[YR=2002] E16 S32 W16 N32 $ W30$.

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	0810	CONCRETE A	0	100	0	0	402.00	SF	6.50	6.50	100	1997	1997	3	75	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	75,000.00	75,000.00	140,250							

REVIEW DATE 07/11/2018 BY KWX Total Acres: 1.87 Total Land Value: 140,250 Market: 0 Agricultural: 0 Common: 140,250 PRINTED 08/02/2023 BY SYS