LOT 5 (EX E5 FT)
IN OR 2214/1792
R567654 & R567655

NGUYEN LINH
95348 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-1400-0005-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

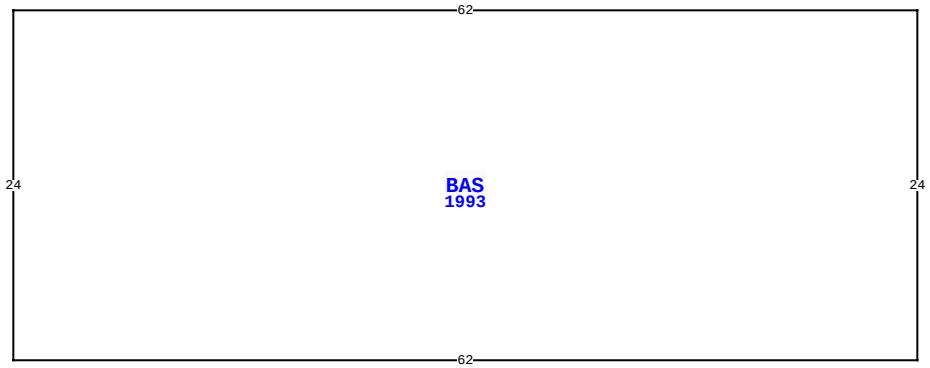
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	15,871
TOTALS	1,488		1,488	15,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,488	82.0400	53.33	79,355	1992	1992	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



95348 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	03/12/2015	KK	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	15,871
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	124,071
SOH/AGL Deduction	50,869
ASSESSED VALUE	73,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,202
TOTAL JUST VALUE	124,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9121	MH MOVE-ON	29,000	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2214/1792	7/26/2018	SW	U	I	12	54,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NGUYEN LINH						
2171/1833	1/22/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S24 E62 N24$.

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	10	10	100.00	SF	10.00	10.00	100	1992	1992	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	1.44	AC		1.00	1.00	1.00	75,000.00	75,000.00	108,000							

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.44 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS