S239 FT OF LOT 9 (S-1)
IN OR 1396/205
2007 NOBI DW/MH

BONILLA MIGUEL & MONICA
95404 MOBLEY HEIGHTS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-1400-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	05	Quality Level 05

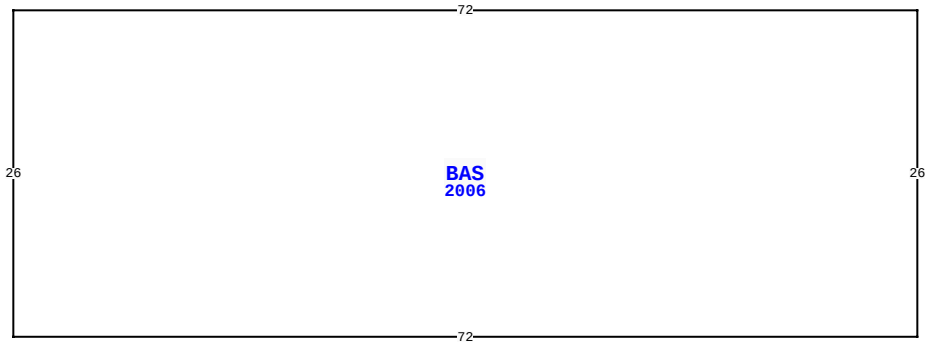
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	110,579
TOTALS	1,872		1,872	110,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	140.6400	98.45	184,298	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2007 Heated Area: 1872 HX Base Yr 2007



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,164
TOTAL MARKET OB/XF VALUE		7,153
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		225,067
SOH/AGL Deduction		107,578
ASSESSED VALUE		117,489
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		62,489
TOTAL JUST VALUE		225,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006342	GARAGE	43,953	07/21/2020
MH4811	MH MOVE-ON	0	09/11/2006
E17731	ELEC OTHER	0	07/01/2006
M11749	MECH OTHER	0	07/01/2006
P11333	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1396/0205	3/14/2006	WD	U	V	05	53,500
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: BONILLA MIGUEL & MO						
1369/1891	11/29/2005	WD	U	V	06	100
GRANTOR: REPETTO PIETRO & SHAR						
GRANTEE: DOUGLAS ARHTUR B &						

BLD DATE	04/20/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

95404 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BUILDING NOTES

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
4	0752	USP	0	100	12	16	192.00	SF	15.00	15.00	100	2008	2008	3	56	1,613	
5	1242	WD DECK A	0	100	0	0	125.00	SF	10.00	10.00	100	2008	2008	3	40	500	
6	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	
7	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	2008	2008	3	90	3,600	

BUILDING DIMENSIONS

BAS=[YR=2006] W72 S26 E72 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 7,153

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	75,000.00	75,000.00	87,750							

REVIEW DATE 05/21/2021 BY KWX Total Acres: 1.17 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

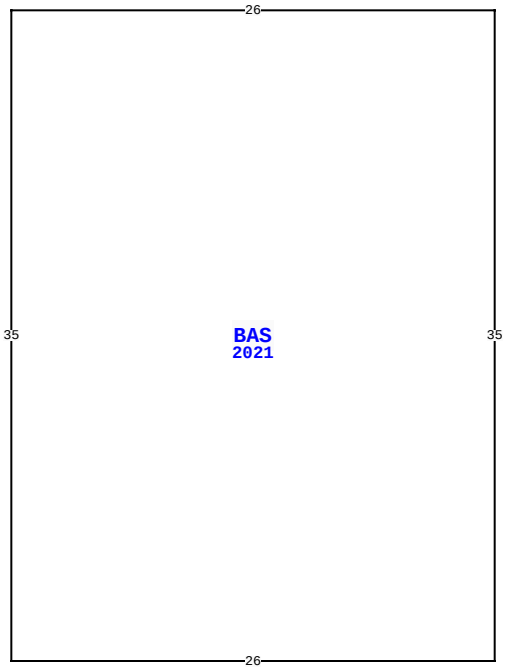
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	19,585
TOTALS	910		910	19,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	62.1000	21.74	19,783	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2007 Heated Area: 910 HX Base Yr 2007



95404 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	04/20/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
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1369/1891	11/29/2005	WD	U	V	06	100
GRANTOR: REPETTO PIETRO & SHAR						
GRANTEE: DOUGLAS ARHTUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S35 E26 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/21/2021 BY KWX Total Acres: 1.17 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 08/02/2023 BY SYS