IN OR 1576/1183

CARBAJAL SELENE
95443 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95223 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,125
TOTAL MARKET VALUE	151,125
SOH/AGL Deduction	123,712
ASSESSED VALUE	27,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,413
TOTAL JUST VALUE	151,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16471	ELEC OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1183	7/14/2008	WD	U	I	06	100
GRANTOR: GRIFFIS DWIGHT & RICH						
GRANTEE: CARBAJAL SELENE						
1555/0290	3/11/2008	WD	Q	V		28,000
GRANTOR: GILLETTE NICK ETAL						
GRANTEE: GRIFFIS DWIGHT & RI						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000115	C	SFR ACRES	0			0.00	0.00	3.10	AC		1.00	1.00	0.65	75,000.00	48,750.00	151,125							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 3.10 Total Land Value: 151,125 Market: 0 Agricultural: 0 Common: 151,125 PRINTED 08/02/2023 BY SYS