LOT 2
IN OR 1968/1589
2000 MERIT DW/MH

COCCO KRISTINA A
95087 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525F-0002-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

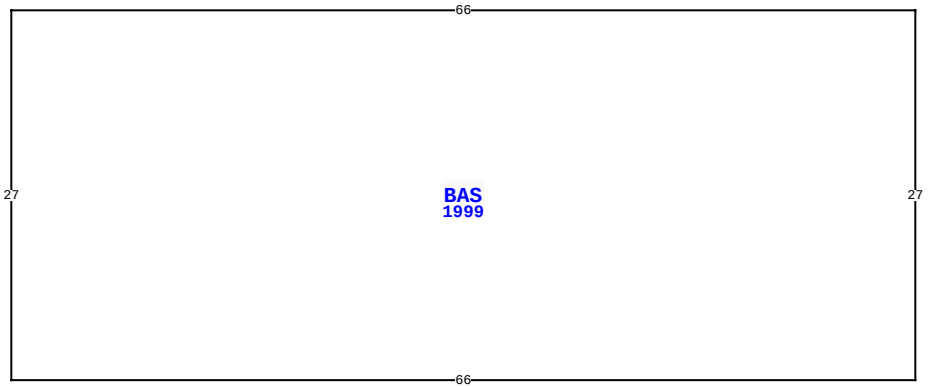
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	80,701
TOTALS	1,782		1,782	80,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	140.6400	98.45	175,438	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2020 Heated Area: 1782 HX Base Yr 2020



95087 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,701
TOTAL MARKET OB/XF VALUE		584
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		166,285
SOH/AGL Deduction		63,802
ASSESSED VALUE		102,483
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,483
TOTAL JUST VALUE		166,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992893	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1968/1589	3/16/2015	WD	Q	I	01	86,000
GRANTOR: PETERS DANIEL R & DOR						
GRANTEE: COCCO KRISTINA A						
1406/0247	4/21/2006	WD	U	I	07	100
GRANTOR: COVENANT FINANCIAL SE						
GRANTEE: PETERS DANIEL R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E66 N27$.

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	100	8	5	40.00	SF	10.00	10.00	100	1999	1999	3	20	80	
2	1242	WD DECK A	0	100	14	18	252.00	SF	10.00	10.00	100	2001	2001	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 584

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	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/15/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS