

LOT 4
HOLLY POINT EAST PB 6/160

PARRISH CLYDE J JR/WILTISON MICHAEL DALE & DARLENE
95077 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525F-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,440	119.8000	83.86	120,758	2002	2002	0	0	0	48.00	52.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 2023										Heated Area: 1440										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								BAS 2002																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	11	CLAY TILE 30																																					
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		03	Quality Level 03																																				
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	1,440	100	1,440		62,794																																		
TOTALS		1,440	1,440		62,794																																		
EXTRA FEATURES										95067 MOBLEY HEIGHTS RD, FERNANDINA BEACH																													
L N	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	16	160.00	SF	10.00	10.00	100	2017	2017	3	82	1,312																							
2	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2017	2017	3	82	205																							
3	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2017	2017	3	82	1,574																							
LAND DESCRIPTION										TOTAL OB/XF										3,091																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
REVIEW DATE 05/03/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																							