

BLOCK 1 LOT 27
PT OR 2362/1937
ESMT OR 1430/1169

PEAK-ADAMS CAROLYN
95210 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0270



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

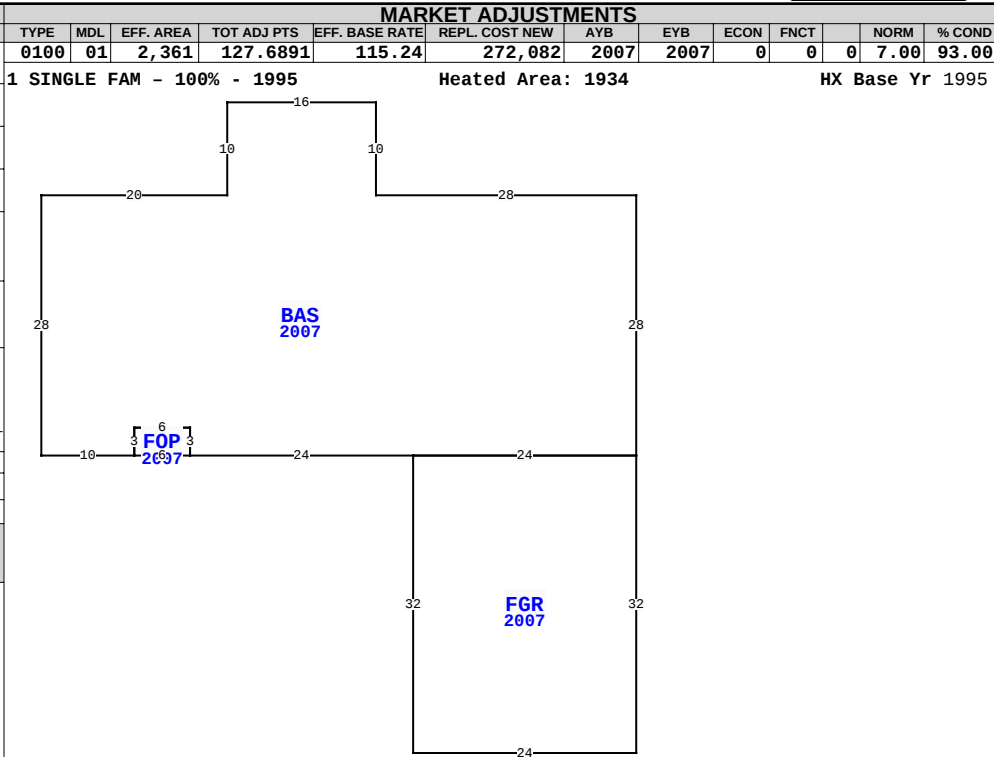
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	207,273
FGR	768	55	422	45,227
FOP	18	30	5	536

TOTALS	2,720		2,361	253,036
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0810	CONCRETE A	0 100	0	0	903.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	28	22	616.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	16	11	176.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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95210 MOBLEY HEIGHTS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0810	CONCRETE A	0 100	0	0	903.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	28	22	616.00	SF	6.50	6.50
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REVIEW DATE	01/06/2023	BY	NWA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	283,772								
TOTAL MARKET OB/XF VALUE	10,115								
TOTAL LAND VALUE - MARKET	85,000								
TOTAL MARKET VALUE	378,887								
SOH/AGL Deduction	171,389								
ASSESSED VALUE	207,498								
TOTAL EXEMPTION VALUE	HX HB WX 55,000								
BASE TAXABLE VALUE	152,498								
TOTAL JUST VALUE	378,887								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	297,665								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19959	ELEC OTHER	0	09/01/2007
C09851	CO ISSUED	0	06/01/2002
B0209851	NEW CONSTR	145,216	06/01/2002
974041	ADDITION	28,560	06/01/1997
7725	MH MOVE-ON	3,000	02/22/1989
4457	N/A	14,440	10/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2362/1937	5/20/2020	FJ	U	I	11	0	
GRANTOR: ADAMS SCOTT JOSEPH ES							
GRANTEE: PEAK-ADAMS CAROLYN							
0696/1347	1/20/1994	WD	Q	I		42,000	
GRANTOR: OSBORN MARK A & ROBER							
GRANTEE: ADAMS SCOTT J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W28 N10 W16 S10 W20 S28 E10 FOP=[YR=2007] E6 N3 W6 S3\$ N3 E6 S3 E24 FGR=[YR=2007] S32 E24 N32 W24\$ E24 N28\$.									

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