BLOCK 2 NWLY 100 FT OF
TRACT 28
IN OR 1805/412

DELAPP JULIA B
95096 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0281

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

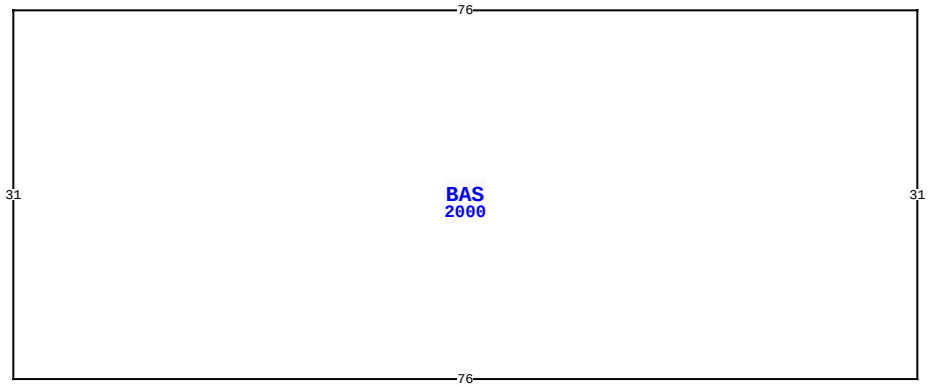
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,356	100	2,356	85,336
TOTALS	2,356		2,356	85,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.6000	82.32	193,946	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2015 Heated Area: 2356 HX Base Yr 2015



95096 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,336
TOTAL MARKET OB/XF VALUE		4,931
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		175,267
SOH/AGL Deduction		92,864
ASSESSED VALUE		82,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,403
TOTAL JUST VALUE		175,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03298	MH MOVE-ON	0	10/01/2000
0507	CHNGE SRVC	370	10/01/1993
7981	MH MOVE-ON	30,000	11/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1805/0412	7/31/2012	WD	Q	I	02	40,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: DELAPP JULIA B & LI						
1776/1558	2/01/2012	CT	U	I	18	15,000
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE SERVICIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31$.

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	12	144.00	SF	15.00	15.00	100	2000	2000	3	29	626	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
6	0756	FEP	0	100	12	16	192.00	SF	27.00	27.00	100	2005	2005	3	27	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,931

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		OR	100.00	436.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/16/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS