BLOCK 3 LOT 26 &
PT OF LOT 27 (S-1)
IN OR 801/984 R408036

VILLIA RICHARD RENE & GENA A
95050 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0260

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	03	Quality Level 03

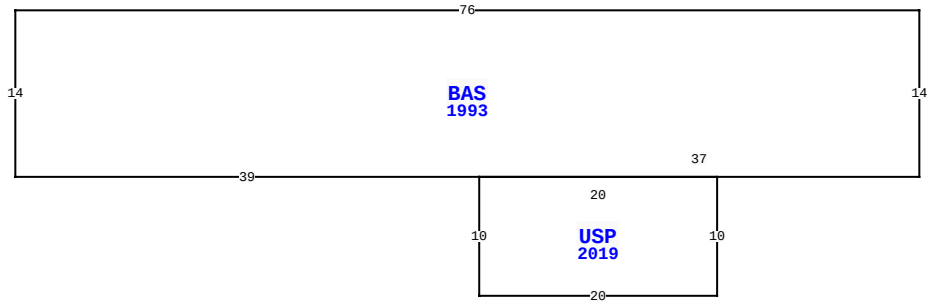
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	38,907
USP	200	50	100	3,657
TOTALS	1,264		1,164	42,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,164	117.2000	76.18	88,674	1990	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 1998 Heated Area: 1064 HX Base Yr 1998



95050 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		52,574
TOTAL MARKET OB/XF VALUE		1,184
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		181,258
SOH/AGL Deduction		115,681
ASSESSED VALUE		65,577
TOTAL EXEMPTION VALUE	HX HB	40,577
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		181,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310907	XFOB	1,800	01/01/2003
8312	MH MOVE-ON	19,900	09/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0801/0984	7/30/1997	WD	U	I	09	39,000
GRANTOR: DIXON PAMELA D						
GRANTEE: VILLIA RICHARD R &						
0691/1279	11/03/1993	WD	U	I	09	30,000
GRANTOR: LICAUSI SALVATORE ETA						
GRANTEE: DIXON PAMELA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E39 USP=[YR=2019] S10 E20 N10 W20 $
E37 N14 $.

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
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
3	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2008	2008	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 1,184

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	OR	0.00	0.00	1.50	LT		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

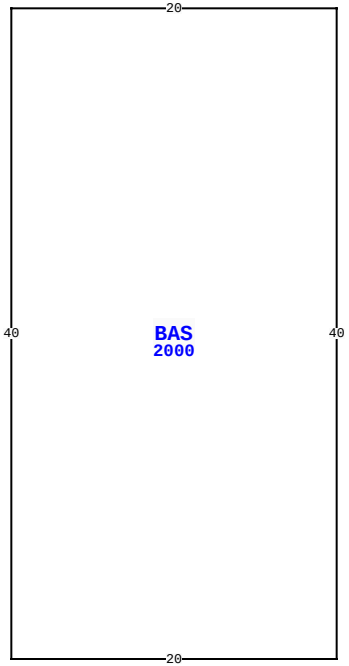
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	10,010
TOTALS	800		800	10,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	55.0000	19.25	15,400	2000	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 1998 Heated Area: 800 HX Base Yr 1998



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GRANTOR: LICAUSI SALVATORE ETA						
GRANTEE: DIXON PAMELA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS