BLOCK 3 LOT 28 & PT OF LOT 27
IN OR 2333/1555
SPRING HILL SUB UNIT 2 PB 5/35

BERNER TIMOTHY E & AMBER LEIGH
95028 MOBLEY HEIGHT RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0280

BUILDING CHARACTERISTICS

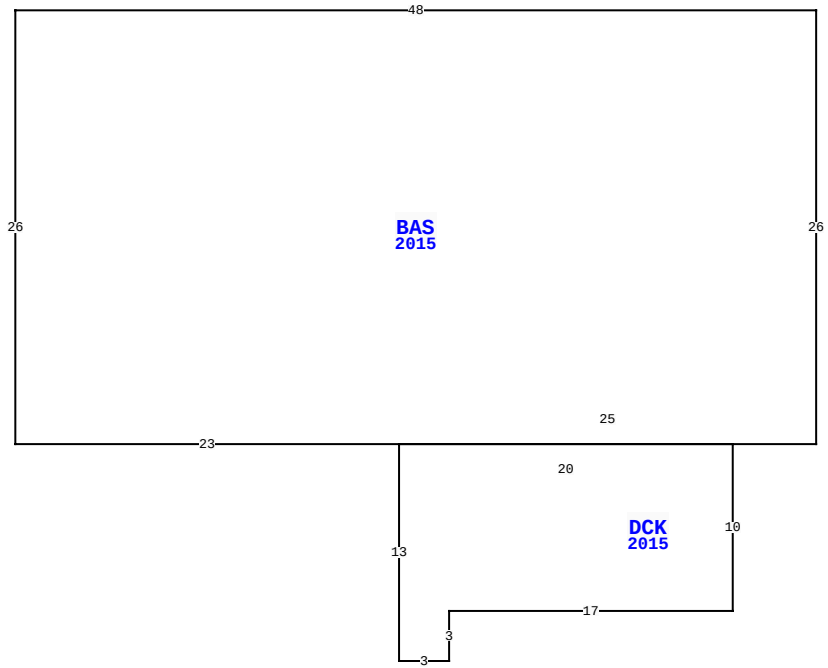
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,248	100	1,248	82,989
DCK	209	15	31	2,061
TOTALS	1,457		1,279	85,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,279	139.7000	97.79	125,073	1995	2010	0	0	0	32.00	68.00

3 M/H 94+ – 100% - 2022 Heated Area: 1248 HX Base Yr 2022



95028 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	02/05/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,050
TOTAL MARKET OB/XF VALUE		1,580
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		171,630
SOH/AGL Deduction		55,553
ASSESSED VALUE		116,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,077
TOTAL JUST VALUE		171,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145534	MH MOVE-ON	0	02/01/2014
C4844	CO ISSUED	0	09/01/2006
MH4844	MH MOVE-ON	0	09/01/2006
M12080	MECH OTHER	0	09/01/2006
P11571	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2342/1130	1/22/2020	WD	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: BERNER TIMOTHY E &						
2333/1555	1/22/2020	WD	Q	I	01	135,000
GRANTOR: PDJ LLC						
GRANTEE: BERNER TIMOTHY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 S26 E23 DCK=[YR=2015] S13 E3 N3 E17 N10 W20$ E25 N26 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	

LAND DESCRIPTION

TOTAL OB/XF 1,580

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS