LOT 13
IN OR 798 PG 321
R788105 & R788106

HATCH DAVID J & JAIME E
86374 PEEPLES RD
YULEE, FL 32097

**2023**

**45-2N-28-550D-0013-0000**

## 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 | 04 | Quality Level 04 |

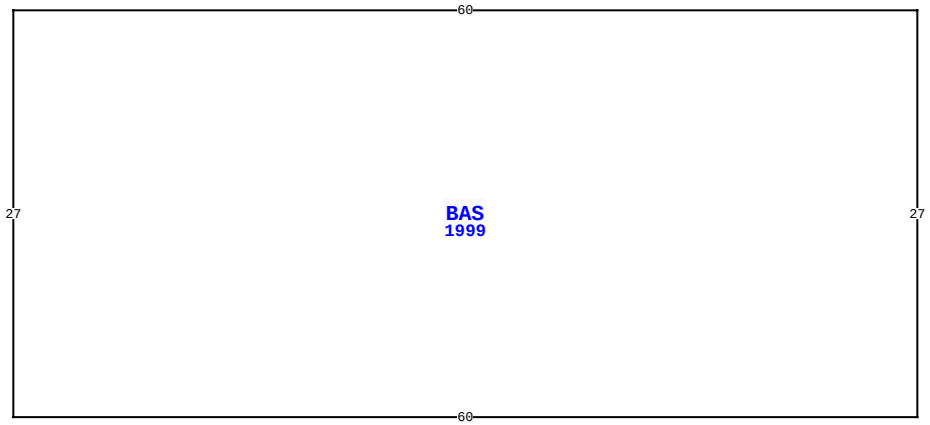
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 67,247 |
| TOTALS | 1,620 | | 1,620 | 67,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 128.9200 | 90.24 | 146,189 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr




95147 MOBLEY HEIGHTS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 67,247 |
| TOTAL MARKET OB/XF VALUE | 3,420 |
| TOTAL LAND VALUE - MARKET | 122,250 |
| TOTAL MARKET VALUE | 192,917 |
| SOH/AGL Deduction | 79,019 |
| ASSESSED VALUE | 113,898 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,898 |
| TOTAL JUST VALUE | 192,917 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 103,544 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 992759 | MH MOVE-ON | 0 | 07/01/1999 |
| 971941 | MH MOVE-ON | 0 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0798/0321 | 7/01/1997 | WD | Q | V | | 23,500 |

GRANTOR: SHEFFIELD WILLIAM F E
GRANTEE: HATCH DAVID J & JAI

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 N27$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,420

| 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 | 0 | | | 0.00 | 0.00 | 1.63 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 122,250 | | | | | | | |

REVIEW DATE 04/24/2020 BY KWA Total Acres: 1.63 Total Land Value: 122,250 Market: 0 Agricultural: 0 Common: 122,250 PRINTED 08/02/2023 BY SYS