LOT 15
SPRING HILL #4 PB 6/43

PARK CHRISTOPHER MICHAEL & CHASTITY
95173 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0015-0000

BUILDING CHARACTERISTICS

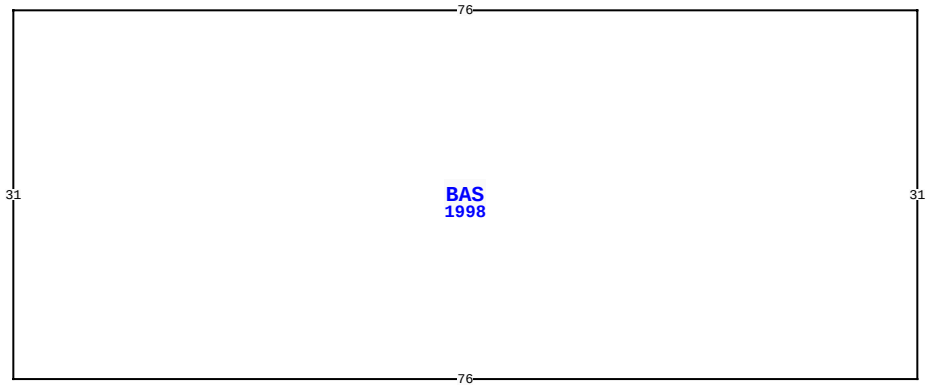
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	89,400
TOTALS	2,356		2,356	89,400

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	123.2000	86.24	203,181	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



95173 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	89,400
TOTAL MARKET OB/XF VALUE	26,397
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	265,797
SOH/AGL Deduction	120,293
ASSESSED VALUE	145,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,504
TOTAL JUST VALUE	265,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982295	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1158	5/14/2021	WD	U	I	30	150,000
GRANTOR: PARK RAY & JENNIFER						
GRANTEE: PARK CHRISTOPHER MI						
1207/1677	2/12/2004	WD	U	I	07	100
GRANTOR: BRYAN ROBERT D & AMBE						
GRANTEE: PARK RAY & JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] 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
1	1242	WD DECK A	0	0	5	40	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
2	0752	USP	0	0	12	36	432.00	SF	15.00	15.00	100	1998	1998	3	27	1,750	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1999	1999	3	79	2,054	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
5	0510	GARAGE WD-	0	0	44	24	1,056.00	SF	35.00	35.00	100	1999	1999	3	28	10,349	
6	0810	CONCRETE A	0	0	48	44	2,112.00	SF	4.88	4.88	100	1999	1999	3	79	8,134	
7	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1995	1995	3	72	117	
8	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	
9	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 26,397

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	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 05/15/2017 BY KW Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS