LOT 16
IN OR 842/1219
SPRING HILL #4 PB 6/43

QUANT STAFFINGS LLC
2677 BENZ PL
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0016-0000

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 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

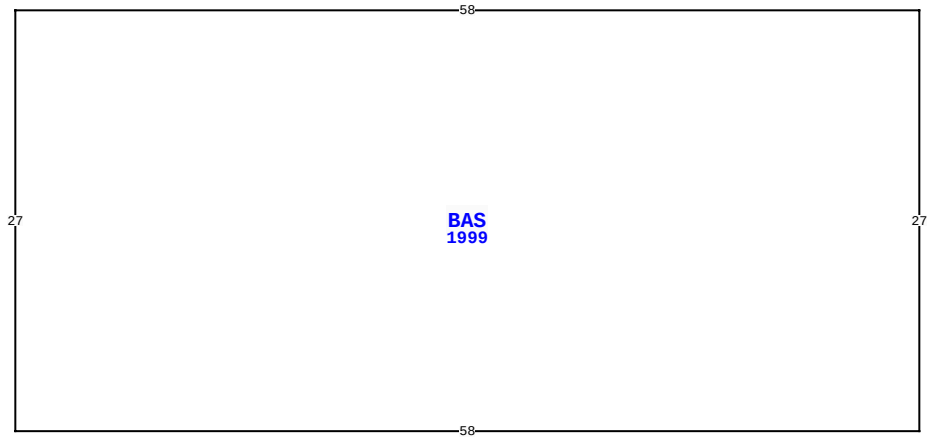
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	26,980
TOTALS	1,566		1,566	26,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,566	117.2000	82.04	128,475	1999	1999	0	0	25	54.00	21.00

1 M/H 94+ – 0% - 0 Heated Area: 1566 HX Base Yr



95187 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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	26,980
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	176,980
SOH/AGL Deduction	96,013
ASSESSED VALUE	80,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,967
TOTAL JUST VALUE	176,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992569	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1948	6/08/2021	TX	U	I	11	66,900
GRANTOR: TAX COLLECTOR						
GRANTEE: QUANT STAFFINGS LLC						
0842/1219	7/27/1998	WD	Q	V		19,500
GRANTOR: SHEFFIELD WILLIAM ETA						
GRANTEE: JOHNS DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W58 S27 E58 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 KWX Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS