LOT 17
IN OR 1958/70
1998 MEIR DW/MH

CHESTNUT JIMMY LEE
95195 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550D-0017-0000**

## BUILDING CHARACTERISTICS

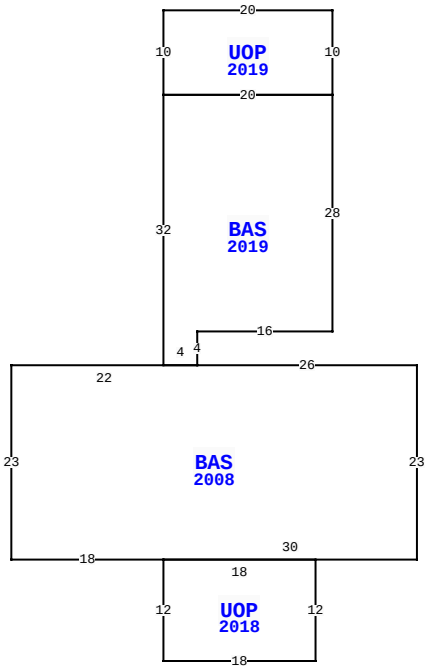
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,104 | 100 | 1,104 | 54,371 |
| BAS | 576 | 100 | 576 | 28,368 |
| UOP | 216 | 25 | 54 | 2,659 |
| UOP | 200 | 25 | 50 | 2,463 |
| TOTALS | 2,096 | | 1,784 | 87,861 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,784 | 135.3000 | 94.71 | 168,963 | 1998 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022




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

95195 MOBLEY HEIGHTS RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 98,980 |
| TOTAL MARKET OB/XF VALUE | | 4,680 |
| TOTAL LAND VALUE - MARKET | | 168,750 |
| TOTAL MARKET VALUE | | 272,410 |
| SOH/AGL Deduction | | 137,946 |
| ASSESSED VALUE | | 134,464 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 84,464 |
| TOTAL JUST VALUE | | 272,410 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,548 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4723 | MH MOVE-ON | 0 | 01/01/2006 |
| P10508 | OTHER | 0 | 01/01/2006 |
| E16472 | ELEC OTHER | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1958/0070 | 1/15/2015 | AD | U | I | 40 | 70,000 |
| GRANTOR: GRIFFIS & GRIFFIS FAM | | | | | | |
| GRANTEE: CHESTNUT JIMMY LEE | | | | | | |
| 1692/0042 | 9/03/2009 | QC | U | I | 11 | 100 |
| GRANTOR: GRIFFIS DWIGHT G ETAL | | | | | | |
| GRANTEE: GRIFFIS & GRIFFIS F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W26 BAS=[YR=2019] N4 E16 N28 UOP=[YR=2019] N10 W20 S10 E20$ W20 S32 E4$ W22 S23 E18 UOP=[YR=2018] S12 E18 N12 W18$ E30 N23 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2016 | 2016 | 3 | 78 | 4,680 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,680

| 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 | | 0.00 | 0.00 | 2.25 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 168,750 | | | | | | | |

REVIEW DATE 01/06/2020 BY KW Total Acres: 2.25 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/02/2023 BY SYS

LOT 17
IN OR 1958/70
1998 MEIR DW/MH

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**2023**

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## 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 | 06 | Quality Level 06 |

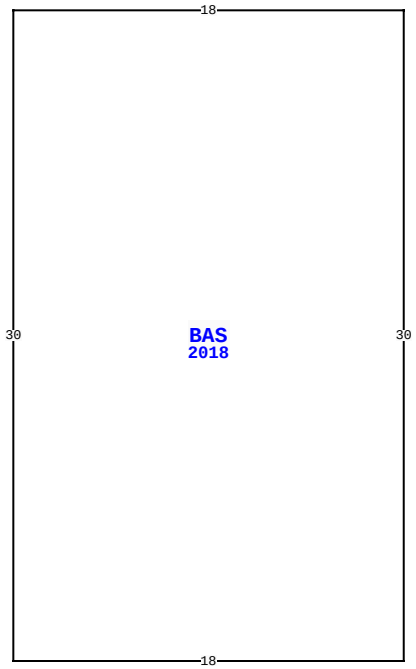
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 540 | 100 | 540 | 11,119 |
| TOTALS | 540 | | 540 | 11,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 540 | 63.2500 | 22.14 | 11,956 | 2015 | 2015 | 0 | 0 | 0 | 7.00 | 93.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 540 HX Base Yr 2022




95195 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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| GRANTOR: GRIFFIS & GRIFFIS FAM | | | | | | |
| GRANTEE: CHESTNUT JIMMY LEE | | | | | | |
| 1692/0042 | 9/03/2009 | QC | U | I | 11 | 100 |
| GRANTOR: GRIFFIS DWIGHT G ETAL | | | | | | |
| GRANTEE: GRIFFIS & GRIFFIS F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W18 S30 E18 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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