

MOBLEY JEANETTE REV LVG TRUST/MOBLEY JEANETTE E TR
95421 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

00-00-30-010A-0003-0180

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		15		CONC BLOCK 100		2101		06		546		48.4268		83.42		45,547		1960		1960		0		0		0		80.00		20.00		VALUATION BY					STANDARD														
Roof Structur		01		FLAT 100		2		RSTARANT		1		- 0%		- 0		Heated Area: 512				HX		Base Yr								Tax Group: 8					Tax Dist:																
Roof Cover		04		BUILT-UP 100																										BUILDING MARKET VALUE					81,786																
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					428																
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					1,582,875																
Ceiling		01		FIN.SUSPD 100																										TOTAL MARKET VALUE					1,665,089																
Air Condition		01		NONE 100																										SOH/AGL Deduction					695,273																
Heating Type		01		NONE 100																										ASSESSED VALUE					969,816																
Plumbing				4 100																										TOTAL EXEMPTION VALUE					0																
Frame		01		TYP WD 100																										BASE TAXABLE VALUE					969,816																
Story Height				0 100																										TOTAL JUST VALUE					1,665,089																
RMS				1 100																										NCON VALUE					0																
Stories		0		0 100																										INCOME VALUE																					
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					1,435,862																
Units		0		0 100																																															
BUD8 Adjustme		05		DIST 1A 100																																															
Occupancy		00		NONE 100																																															
Quality		01		Quality Level 01																																															
DOR CODE		0100		SINGLE FAMILY																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		3038.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
BAS		512		100		512		8,542																																											
FST		48		70		34		567																																											
TOTALS		560				546		9,109																																											
EXTRA FEATURES																																																			
5484 OCEAN BLVD, FERNANDINA BEACH																																																			
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
04/15/2024																																																			
MLU																																																			
BUILDING NOTES																																																			
BUILDING DIMENSIONS																																																			
BAS=[YR=1993] W14 S10 W1 S16 FST=[YR=1993] S12 E4 N12 W4\$ E4 S12 E11 N38\$.																																																			
LAND DESCRIPTION																																																			
TOTAL OB/XF																																																			
0																																																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV			