PT SEC 35-2N-28E
IN OR 2561/1190
AKA PT LOT 3 MOBLEY HEIGHTS

FRC RENTALS LLC
189 SHERARD LN
WOODBINE, GA 31569

2024

35-2N-28-0000-0001-0210

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

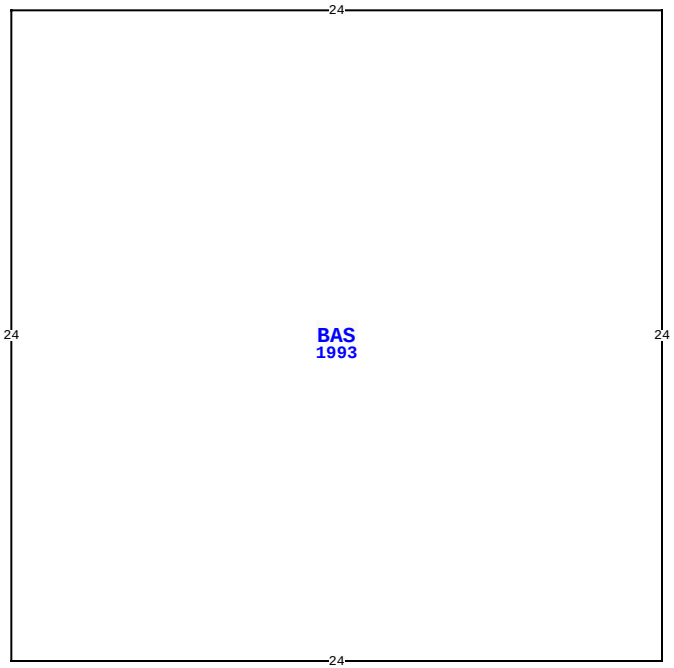
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	65,347
TOTALS	576		576	65,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	576	130.5150	123.99	71,418	1974	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 576 HX Base Yr



95505 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	65,347
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,588
TOTAL MARKET VALUE	130,935
SOH/AGL Deduction	0
ASSESSED VALUE	130,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,935
TOTAL JUST VALUE	130,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B219503	REPAIR/RRF	5,000	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1190	5/05/2022	WD	U	I	11	100
GRANTOR: CARRY THOMAS L & SHEL						
GRANTEE: FRC RENTALS LLC						
2525/1578	12/30/2021	WD	Q	I	01	160,000
GRANTOR: MELHORN KAYLA D						
GRANTEE: CARRY THOMAS L & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E24 N24 $.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.53	AC		1.00	1.00	1.65	75,000.00	123,750.00	65,588							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.53 Total Land Value: 65,588 Market: 0 Agricultural: 0 Common: 65,588 PRINTED 08/06/2024 BY SYS