PT OF NW1/4 SEC 35-2N-28E
IN OR 2014/326

HALL PERRY R & LYNN L L/E/
487 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

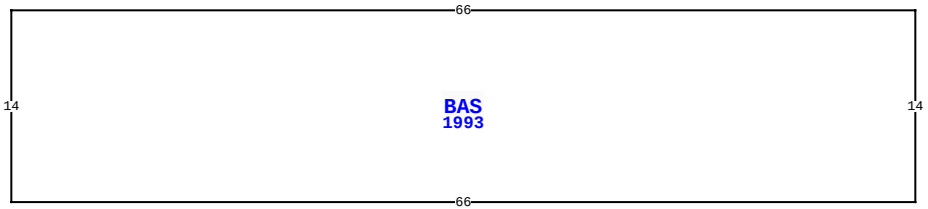
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,774
TOTALS	924		924	17,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	91.6000	64.12	59,247	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



95538 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	03/12/2015 KK	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	28,913
TOTAL MARKET OB/XF VALUE	2,803
TOTAL LAND VALUE - MARKET	290,250
TOTAL MARKET VALUE	321,966
SOH/AGL Deduction	125,011
ASSESSED VALUE	196,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,955
TOTAL JUST VALUE	321,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95012723	XFOB	1,000	03/01/1995
5600	XFOB	1,088	03/29/1989
7719	MH MOVE-ON	10,000	02/17/1989
7174	MH MOVE-ON	21,000	03/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/802	9/18/2023	LE	U	I	11	100
GRANTOR: HALL PERRY R & LYNN L						
GRANTEE: HALL PERRY R & LYNN						
2014/0326	11/13/2015	QC	U	I	11	100
GRANTOR: SCHUENEMANN CAROL						
GRANTEE: HALL PERRY R & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	0752	USP	0	0	8	14	112.00	SF	15.00	15.00	100	2004	2004	3	36	605	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2010	2010	3	45	1,944	
3	0820	WOOD WALK	0	0	18	3	54.00	SF	11.75	11.75	100	2010	2010	3	40	254	

LAND DESCRIPTION

TOTAL OB/XF 2,803

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	0006	OR	0.00	0.00	2.37	AC		1.00	1.00	1.00	75,000.00	75,000.00	177,750							
2	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	112,500							

REVIEW DATE 01/03/2020 BY KWX Total Acres: 3.87 Total Land Value: 290,250 Market: 0 Agricultural: 0 Common: 290,250 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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	02	Quality Level 02

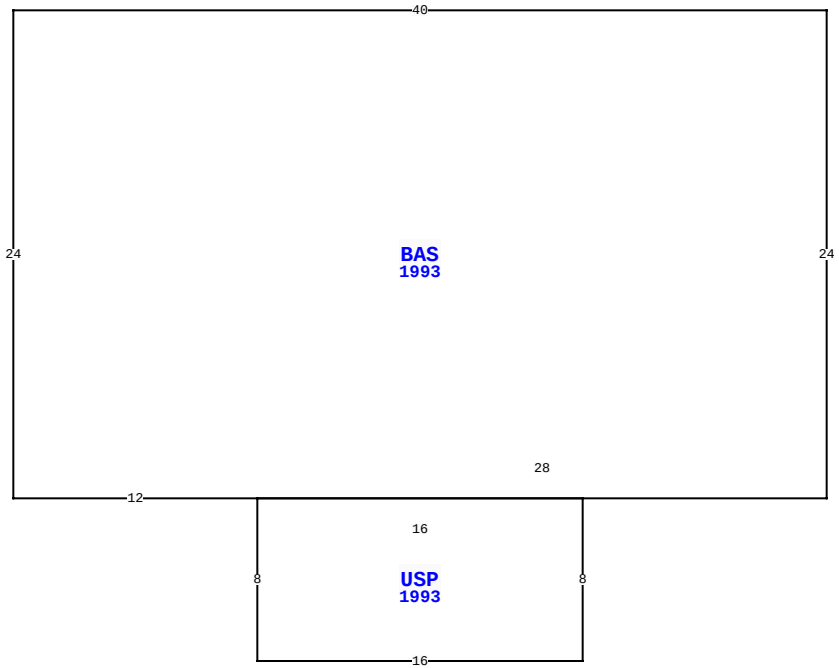
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	10,443
USP	128	50	64	696
TOTALS	1,088		1,024	11,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,024	77.7000	54.39	55,695	1988	1988	0	0	20	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



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2014/0326	11/13/2015	QC	U	I	11	100
GRANTOR: SCHUENEMANN CAROL						
GRANTEE: HALL PERRY R & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E12 USP=[YR=1993] S8 E16 N8 W16$ E28 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

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