IN OR 1217/628
AKA LOT 23 MOBLEY HEIGHTS UNR
2002 CRRI DWMH

HUNT LARRY J JR
95413 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

**2024**

**35-2N-28-0000-0001-0400**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

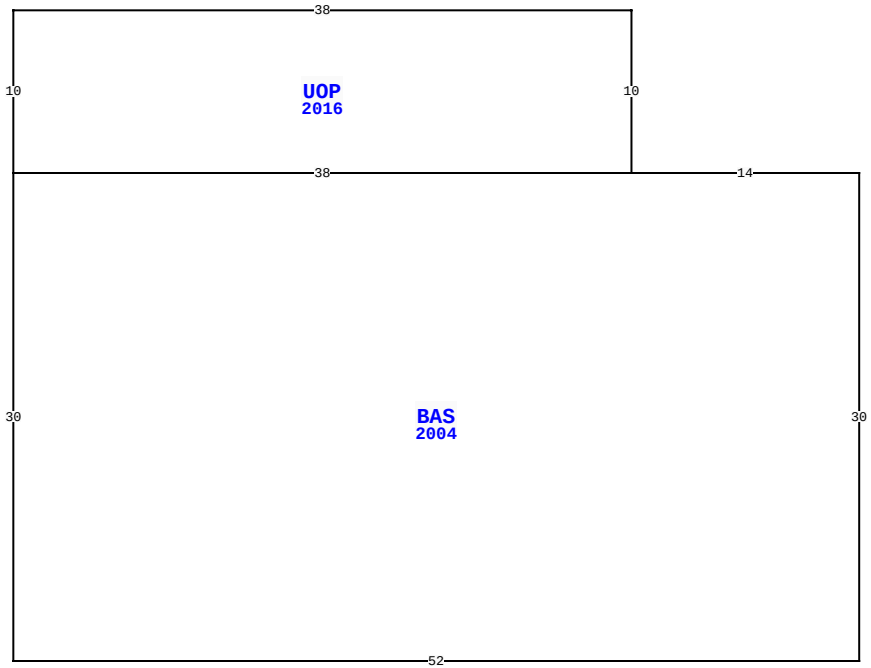
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 79,279 |
| UOP | 380 | 25 | 95 | 4,828 |
| TOTALS | 1,940 | | 1,655 | 84,107 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,655 | 135.5200 | 101.64 | 168,214 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2005 Heated Area: 1560 HX Base Yr 2005




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

95413 DOUGLAS RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 96,286 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 158,250 |
| TOTAL MARKET VALUE | | 254,536 |
| SOH/AGL Deduction | | 148,457 |
| ASSESSED VALUE | | 106,079 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 56,079 |
| TOTAL JUST VALUE | | 254,536 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 252,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632665 | 20X30 FGR | 32,135 | 07/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1217/0628 | 3/23/2004 | WD | U | I | 05 | 85,000 |
| GRANTOR: THE FEDERAL HOME LOAN | | | | | | |
| GRANTEE: HUNT LARRY J JR | | | | | | |
| 1155/0736 | 7/22/2003 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THE FEDERAL HOME LO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W14 UOP=[YR=2016] N10 W38 S10 E38$ W38 S30 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 2.11 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 158,250 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS

IN OR 1217/628
AKA LOT 23 MOBLEY HEIGHTS UNR
2002 CRRI DWMH

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FERNANDINA BEACH, FL 32034

**2024**

**35-2N-28-0000-0001-0400**

## 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 | 04 | Quality Level 04 |

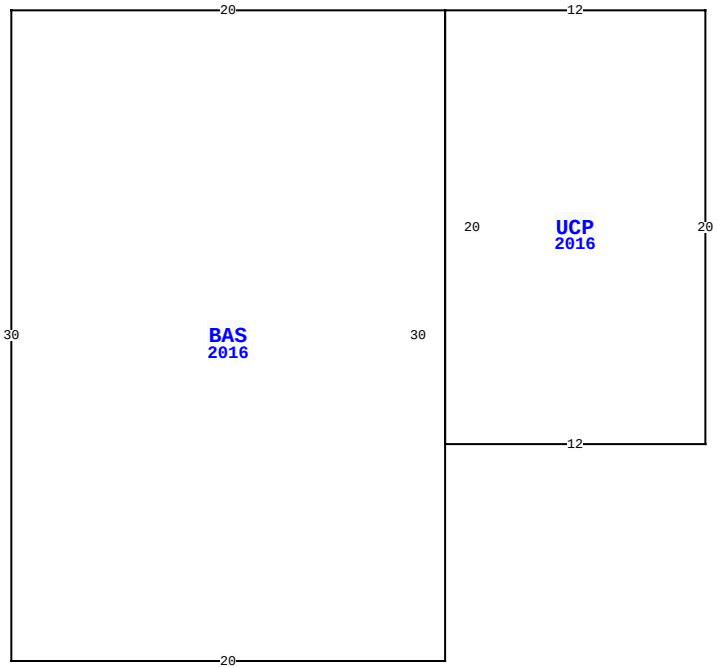
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 600 | 100 | 600 | 11,277 |
| UCP | 240 | 20 | 48 | 902 |
| TOTALS | 840 | | 648 | 12,179 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 648 | 57.7500 | 20.21 | 13,096 | 2016 | 2016 | 0 | 0 | 0 | 7.00 | 93.00 |

2 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005




95413 DOUGLAS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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| GRANTEE: HUNT LARRY J JR | | | | | | |
| 1155/0736 | 7/22/2003 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THE FEDERAL HOME LO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] E20 UCP=[YR=2016] E12 S20 W12 N20$ S30 W20 N30$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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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