IN OR 937 PG 1267
1978 GAME SW/MH &
1980 CHAMPION DW/MH

MORA GUILEBALDO/MORA ALMA ELDA EST
95443 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0660

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

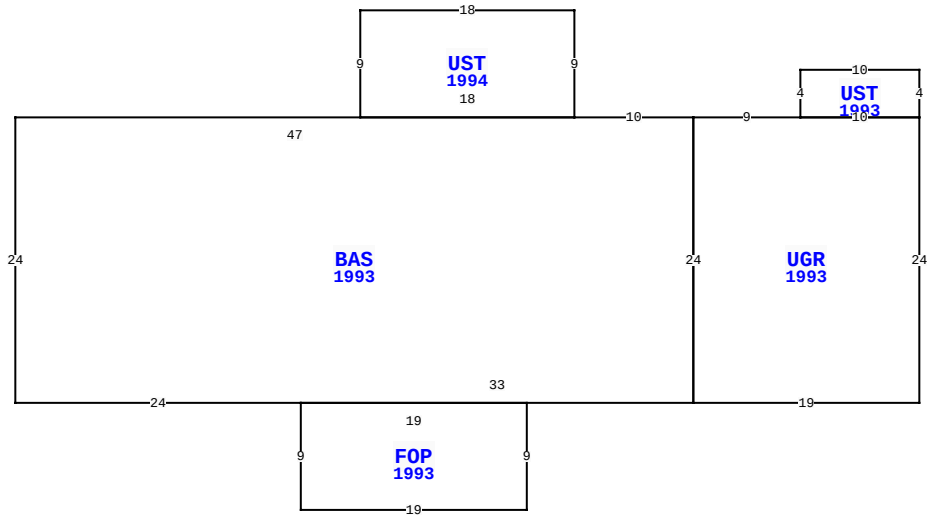
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,368	100	1,368	33,669
FOP	171	30	51	1,255
UGR	456	45	205	5,045
UST	40	55	22	542
UST	162	55	89	2,191
TOTALS	2,197		1,735	42,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,735	117.2000	82.04	142,339	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1368 HX Base Yr 2001



95443 DOUGLAS 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		49,920
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		209,798
SOH/AGL Deduction		136,183
ASSESSED VALUE		73,615
TOTAL EXEMPTION VALUE	HX HB WR SX	72,878
BASE TAXABLE VALUE		737
TOTAL JUST VALUE		209,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2706	GARAGE	5,705	01/01/1980

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/1232	7/16/2009	QC	U	I	11	100
GRANTOR: MORA IRVING I & YURI						
GRANTEE: MORA GUILEBALDO & A						
0937/1267	6/23/2000	WD	U	I	07	100
GRANTOR: SOTO JERRY SUE & ELVA						
GRANTEE: MORA IRVING I ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 S4 UGR=[YR=1993] W9 BAS=[YR=1993] W10
UST=[YR=1994] N9 W18 S9 E18$ W47 S24 E24 FOP=[YR=1993] S9 E19
N9 W19$ E33 N24$ S24 E19 N24 W10$ E10 N4$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	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 07/08/2020 BY KWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS

IN OR 937 PG 1267
1978 GAME SW/MH &
1980 CHAMPION DW/MH

MORA GUILEBALDO/MORA ALMA ELDA EST
95443 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0660

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

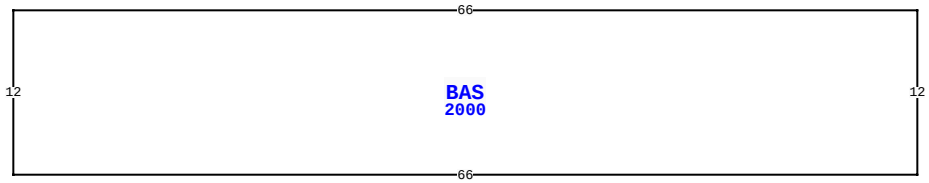
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	7,218
TOTALS	792		792	7,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	792	65.1000	45.57	36,091	1978	1978	0	0	15	70.00	20.00

2 M/H 93- – 0% - 2001 Heated Area: 792 HX Base Yr 2001



95443 DOUGLAS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: MORA GUILEBALDO & A						
0937/1267	6/23/2000	WD	U	I	07	100
GRANTOR: SOTO JERRY SUE & ELVA						
GRANTEE: MORA IRVING I ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S12 E66 N12 $.

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

REVIEW DATE 07/08/2020 BY KWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS