IN OR 1335/1877
EX R/W OR 300/695

OWEN KIRBY
95557 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0790

BUILDING CHARACTERISTICS

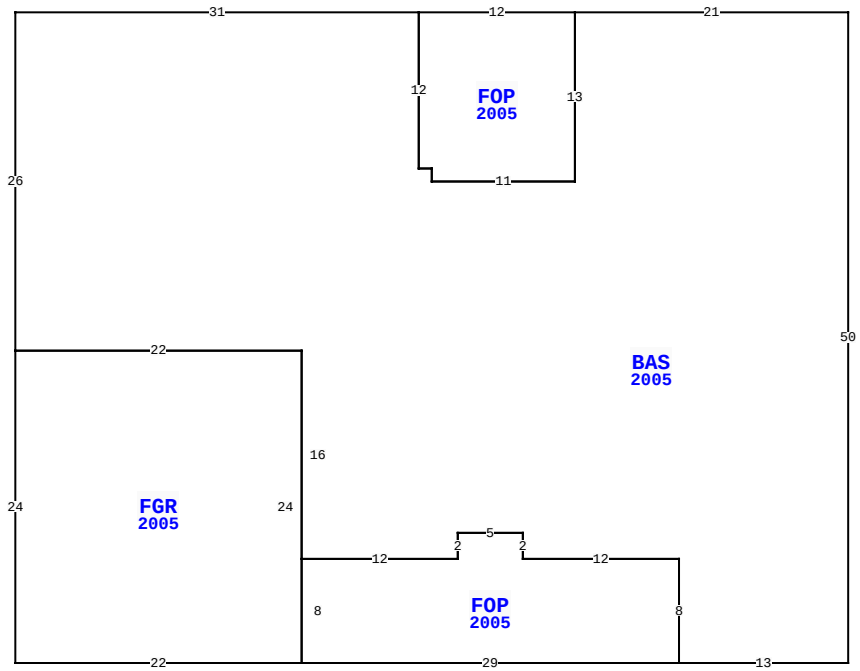
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,275	100	2,275	202,376
FGR	528	55	290	25,798
FOP	155	30	46	4,092
FOP	242	30	73	6,494
TOTALS	3,200		2,684	238,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	102.3360	97.22	260,938	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2275 HX Base Yr 2006



95557 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,758
TOTAL MARKET OB/XF VALUE		10,162
TOTAL LAND VALUE - MARKET		124,500
TOTAL MARKET VALUE		373,420
SOH/AGL Deduction		170,352
ASSESSED VALUE		203,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,068
TOTAL JUST VALUE		373,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209419	NEW CONSTR	0	12/01/2004
8254	CHNGE SRVC	100	06/25/1992
7829	MH MOVE-ON	12,368	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1877	7/25/2005	WD	Q	I		240,000
GRANTOR: GIRGIS ROGER M & JOAN						
GRANTEE: OWEN KIRBY						
0678/0691	4/06/1993	WD	Q	I		34,500
GRANTOR: MILLER ERNEST P SR						
GRANTEE: GIRGIS ROGER & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W12 S12 E1 S1 E11 N13 $ S13 W11 N1 W1 N12 W31 S26 FGR=[YR=2005] S24 E22 FOP=[YR=2005] E29 N8 W12 N2 W5 S2 W12 S8 $ N24 W22 $ E22 S16 E12 N2 E5 S2 E12 S8 E13 N50 $.

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	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2005	2005	3	86	3,935	
3	0940	SHEDS/PORT	0	100	12	15	180.00	SF	30.00	30.00	100	2005	2005	3	24	1,296	
4	0350	CARPORT WD	0	100	7	15	105.00	SF	8.58	8.58	100	2005	2005	3	24	216	
5	0462	ST/AL FNC	0	100	0	0	400.00	SF	10.00	10.00	100	2005	2005	3	40	1,600	

LAND DESCRIPTION

TOTAL OB/XF 10,162

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		OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	124,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.66 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/06/2024 BY SYS