IN OR 1727/94
R787565

**QUINN LINDA ANNE**
95474 MOBLEY HEIGHTS ROAD
FERNANDINA BEACH, FL 32034

**2024**

**35-2N-28-0000-0001-0810**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

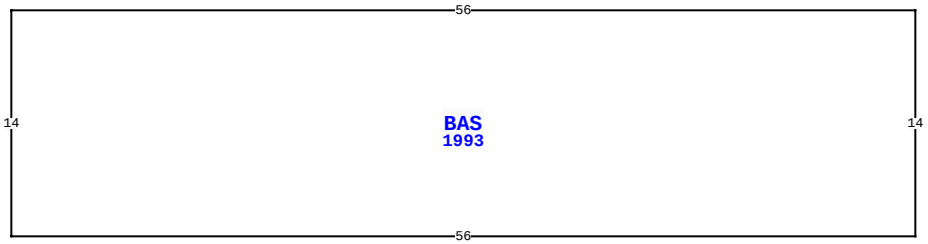
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 15,904 |
| TOTALS | 784 | | 784 | 15,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 96.6000 | 67.62 | 53,014 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2012 Heated Area: 784 HX Base Yr 2012




95474 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 | | 15,904 |
| TOTAL MARKET OB/XF VALUE | | 2,362 |
| TOTAL LAND VALUE - MARKET | | 93,750 |
| TOTAL MARKET VALUE | | 112,016 |
| SOH/AGL Deduction | | 73,533 |
| ASSESSED VALUE | | 38,483 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 13,483 |
| TOTAL JUST VALUE | | 112,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,950 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1727/0094 | 2/23/2011 | WD | U | I | 30 | 100 |
| GRANTOR: CARTER JOHN J SR & PA | | | | | | |
| GRANTEE: QUINN LINDA ANNE | | | | | | |
| 1096/1364 | 11/25/2002 | WD | U | I | 01 | 30,000 |
| GRANTOR: CARTER JOHN J JR & MA | | | | | | |
| GRANTEE: CARTER JOHN J SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 6 | 96.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 192 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,362

| 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 | | OR | 0.00 | 0.00 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 93,750 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.25 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 08/06/2024 BY SYS