PT FRAC SEC 35-2N-28E PAR 1-90
IN OR 1950/1081
2000 PALM SW/MH

PEEPLES ROBERT D &/BROOKER GINNY A
95284 MOBLEY HEIGHTS
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0900

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

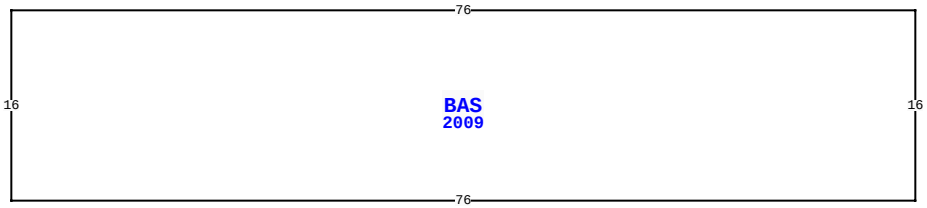
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	56,669
TOTALS	1,216		1,216	56,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	135.0800	101.31	123,193	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2021 Heated Area: 1216 HX Base Yr 2021



95284 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,669
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		135,599
SOH/AGL Deduction		43,419
ASSESSED VALUE		92,180
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,180
TOTAL JUST VALUE		135,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209813	TEMP POLE	70	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1081	12/04/2014	WD	U	I	37	51,800
GRANTOR: MEDINA CHRISTOPHER J						
GRANTEE: PEEPLES ROBERT D ET						
1717/1278	11/24/2010	WD	U	I	12	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: MEDINA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S16 E76 N16$.

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	100	20	10	200.00	SF	15.00	15.00	100	2010	2010	3	60	1,800	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2011	2011	3	50	2,400	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2011	2011	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	0006	OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	74,250							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/06/2024 BY SYS