

LOT 5 (EX E5 FT)
IN OR 2671/1222
MOBLEY HEIGHTS NORTH 2 PB5/316

NGUYEN LONG
95348 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-1400-0005-0000



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		4 100
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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	17,091
TOTALS	1,488		1,488	17,091

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
1	1242	WD DECK A	0	0	10	10			10.00	100	1992	1992	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00

REVIEW DATE 02/20/2019 BY KWA

MARKET ADJUSTMENTS

1 M/H 93- - 0% - 2024

Heated Area: 1488

HX Base Yr

24

62

62

24

BAS 1993

BLD DATE

03/12/2015

KK

LGL DATE

05/30/2023

MLU

95348 MOBLEY HEIGHTS RD, FERNANDINA BEACH

TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00

TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00

Total Acres: 1.44 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
STANDARD														4
VALUATION BY														
Tax Group: 4														
Tax Dist:														
BUILDING MARKET VALUE														17,091
TOTAL MARKET OB/XF VALUE														200
TOTAL LAND VALUE - MARKET														108,000
TOTAL MARKET VALUE														125,291
SOH/AGL Deduction														0
ASSESSED VALUE														125,291
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														125,291
TOTAL JUST VALUE														125,291
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														124,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9121	MH MOVE-ON	29,000	11/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2671/1222	9/16/2023	QC	U	I	11	100	
GRANTOR: NGUYEN LINH							
GRANTEE: NGUYEN LONG							
2214/1792	7/26/2018	SW	U	I	12	54,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: NGUYEN LINH							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W62 S24 E62 N24\$.														