

LOT 8
IN OR 1070/1258
MOBLEY HEIGHTS NORTH 2 PB5/316

MCMANUS DAVID R & ANGELA M
95392 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-1400-0008-0000



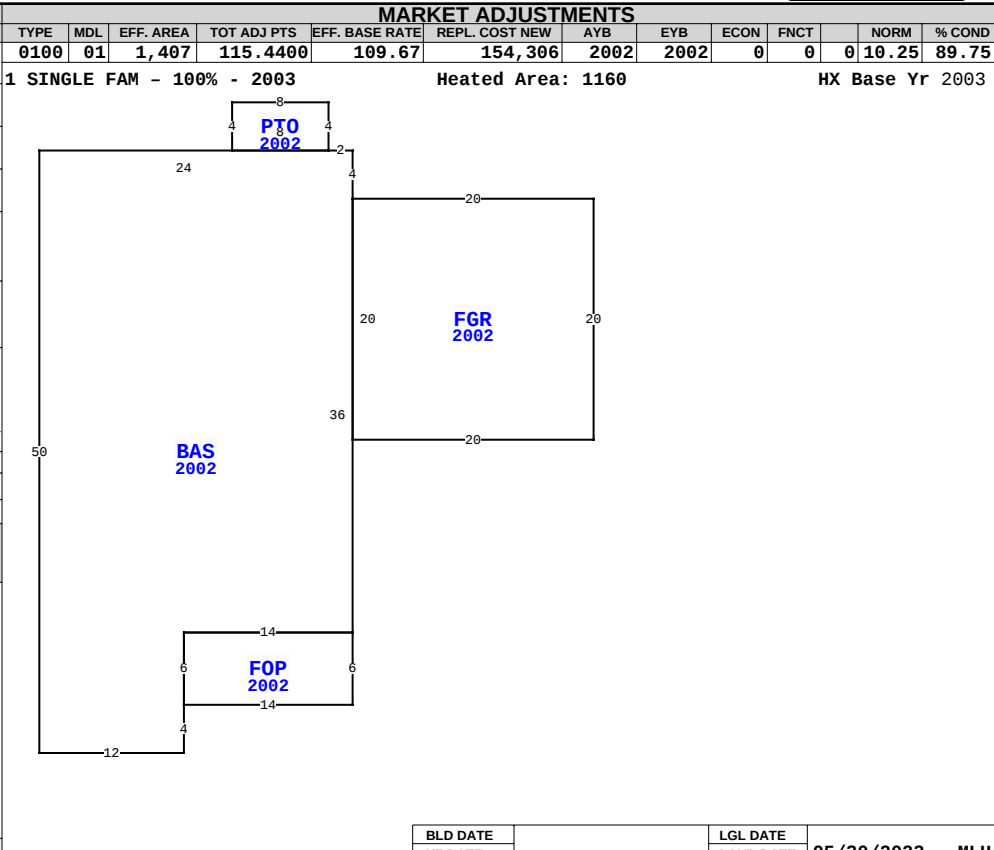
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	114,177
FGR	400	55	220	21,654
FOP	84	30	25	2,461
PTO	32	5	2	197
TOTALS	1,676		1,407	138,490

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
1	0810	CONCRETE A	0	100	0	276.00	SF	6.50	6.50	100	2002	2002	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.73	AC		1.00	1.00



TOTAL OB/XF													
1,471													

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1,471													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		138,490	
TOTAL MARKET OB/XF VALUE		1,471	
TOTAL LAND VALUE - MARKET		129,750	
TOTAL MARKET VALUE		269,711	
SOH/AGL Deduction		143,755	
ASSESSED VALUE		125,956	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		75,956	
TOTAL JUST VALUE		269,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210062	NEW CONSTR	95,000	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1070/1258	7/24/2002	WD	U	I	10	30,600	
GRANTOR: DOUGLAS ARTHUR B & BA							
GRANTEE: MCMANUS DAVID R & A							
0690/1414	10/20/1993	AD	U	V	11	33,300	
GRANTOR: DOUGLAS ARTHUR & BARB							
GRANTEE: MCMANUS DAVID & ANG							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2002] W20 BAS=[YR=2002] N4 W2 PTO=[YR=2002] N4 W8 S4 E8 \$ W24 S50 E12 N4 FOP=[YR=2002] E14 N6 W14 S6 \$ N6 E14 N36 \$ S20 E20 N20 \$.													