LOT 1
PT OR 1570/691
HOLLY POINT EAST PB 6/160

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

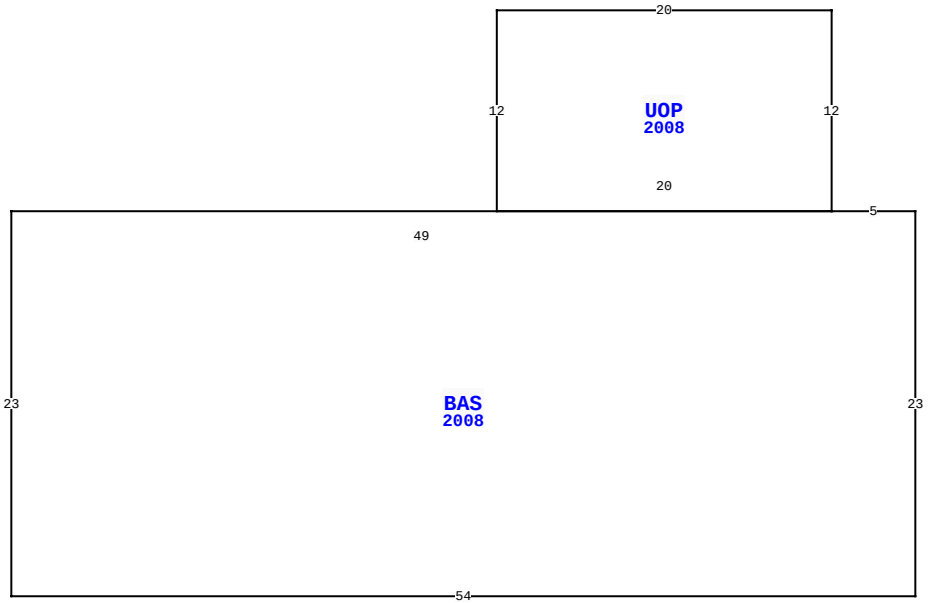
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	45,755
UOP	240	25	60	2,210
TOTALS	1,482		1,302	47,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	122.8000	92.10	119,914	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1242 HX Base Yr



BLD DATE	12/30/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

95103 MOBLEY HEIGHTS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,966
TOTAL MARKET OB/XF VALUE	1,248
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	134,214
SOH/AGL Deduction	35,918
ASSESSED VALUE	98,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,296
TOTAL JUST VALUE	134,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21612	XFOB	3,345	07/01/2008
MH3491	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2175/1564	1/18/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARTER JOHN J & PAU						
1619/0624	5/13/2009	CT	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOUSEHOLD FINANCE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 UOP=[YR=2008] N12 W20 S12 E20 $ W49 S23 E54 N23 $.

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	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	2009	2009	3	40	576	
2	0751	UOP	0	0	0	0	120.00	SF	10.00	10.00	100	2009	2009	3	56	672	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS