LOT 3 IN OR 2040/1556
1987 MANA DW/MH
HOLLY POINT EAST PB 6/160

PARRISH CLYDE J JR & DONNA L
95077 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

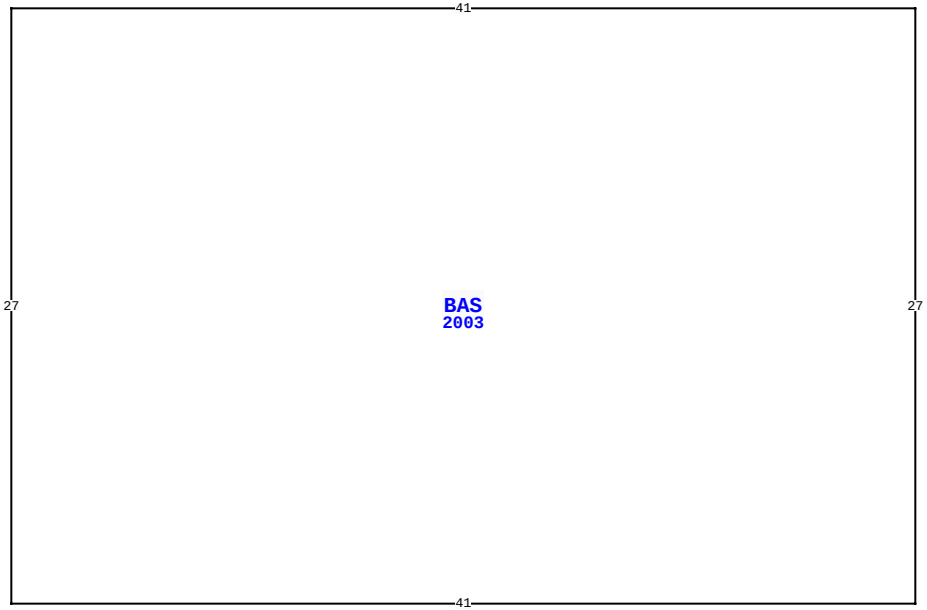
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,107	100	1,107	27,245
TOTALS	1,107		1,107	27,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,107	117.2000	82.04	90,818	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1107 HX Base Yr 2023



95077 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	08/12/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,245
TOTAL MARKET OB/XF VALUE		5,208
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		117,453
SOH/AGL Deduction		0
ASSESSED VALUE		117,453
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,453
TOTAL JUST VALUE		117,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705095	H/AC	0	08/01/2017
99-2886	MH MOVE-ON	0	10/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2040/1556	4/05/2016	SW	U	I	12	36,900
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: PARRISH CLYDE J JR						
2017/1823	12/10/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W41 S27 E41 N27 $.

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	100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	45	288	
2	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2018	2018	3	82	4,920	

LAND DESCRIPTION

TOTAL OB/XF 5,208

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS