

BLOCK 1 LOT 28
IN OR 2182/831
ESMT OR 1430/1169

ROBERTA VANDAM LLC
940197 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0280



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 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy		00 NONE 100		
Quality	02	Quality Level 02		
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	556	100	556	25,206
UGR	276	45	124	5,621
TOTALS	832		680	30,828

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	680	107.9485	53.97	36,700	1988	1988	0	0	0 16.00	84.00
1 ACCESSORY U - 0% - 0 Heated Area: 556 HX Base Yr											
95206 MOBLEY HEIGHTS RD, FERNANDINA BEACH											
BLD DATE: 05/26/2023 MLU											

EXTRA FEATURES										95206 MOBLEY HEIGHTS RD, FERNANDINA BEACH				INC DATE		AG DATE		03/20/2020		125	
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	OB/XF MKT VALUE	NOTES				
1	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1995	1995	3	70	1,820					
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