BLOCK 2 S100 FT OF LOT 22
IN OR 2311/1995
SPRING HILL SUB PB 5/32

BAKER TAYLOR A JR
95154 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

**2024**

**45-2N-28-550A-0002-0222**

## BUILDING CHARACTERISTICS

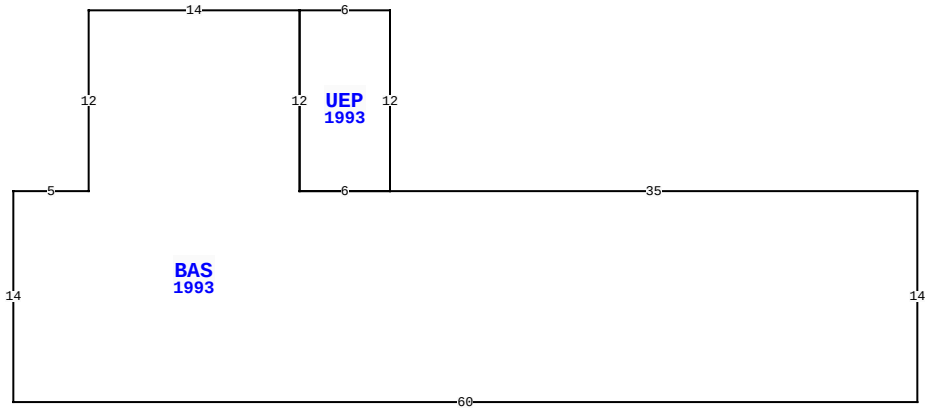
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,008 | 100 | 1,008 | 46,243 |
| UEP | 72 | 70 | 50 | 2,294 |
| TOTALS | 1,080 | | 1,058 | 48,537 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,058 | 109.2300 | 76.46 | 80,895 | 1987 | 2007 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 93- – 100% - 2020 Heated Area: 1008 HX Base Yr 2020




95154 MOBLEY HEIGHTS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 48,537 |
| TOTAL MARKET OB/XF VALUE | | 264 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 133,801 |
| SOH/AGL Deduction | | 82,332 |
| ASSESSED VALUE | | 51,469 |
| TOTAL EXEMPTION VALUE | HX HB | 26,469 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 133,801 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6170 | REMODEL | 6,360 | 12/15/1989 |
| 5132 | ADDITION | 2,040 | 08/31/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2311/1995 | 10/08/2019 | WD | Q | I | 02 | 85,000 |
| GRANTOR: MILLER JAMES J & SUSA | | | | | | |
| GRANTEE: BAKER TAYLOR A JR | | | | | | |
| 2261/1759 | 3/16/2019 | QC | U | I | 11 | 100 |
| GRANTOR: MILLER SUSAN L | | | | | | |
| GRANTEE: MILLER JAMES J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 UEP=[YR=1993] N12 W6 S12 E6 $ W6 N12 W14 S12 W5 S14 E60 N14 $ .

## 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 | 0754 | FOP | 0 | 100 | 8 | 11 | 88.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 20 | 264 | |

## LAND DESCRIPTION

TOTAL OB/XF 264

| 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 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS