BLOCK 2 LOT 25
IN OR 2243/1927
1983 BRIG DW/MH

JACK KAREN M
95126 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0002-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

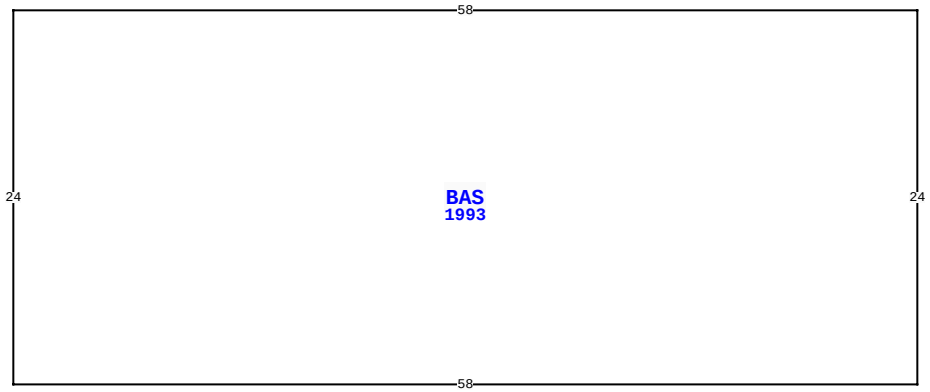
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	50,470
TOTALS	1,392		1,392	50,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,392	112.6000	78.82	109,717	1983	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2019 Heated Area: 1392 HX Base Yr 2019



95126 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,470
TOTAL MARKET OB/XF VALUE		836
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,306
SOH/AGL Deduction		61,859
ASSESSED VALUE		74,447
TOTAL EXEMPTION VALUE	HX HB	49,447
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705015	H/AC	0	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/1927	12/13/2018	WD	Q	I	02	80,000
GRANTOR: MEIRES JAN L						
GRANTEE: JACK KAREN M						
1517/0011	8/03/2007	QC	U	I	01	100
GRANTOR: GRAY KEOKI P & JAN L						
GRANTEE: MEIRES JAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S24 E58 N24$.

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	10	37	370.00	SF	10.00	10.00	100	1989	1989	3	20	740	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1989	1989	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 836

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 03/28/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS