

BLOCK 3 LOT 28 & PT OF LOT 27
IN OR 2333/1555
SPRING HILL SUB UNIT 2 PB 5/35

BERNER TIMOTHY E & AMBER LEIGH
95028 MOBLEY HEIGHT RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0280



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	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	1,248	100	1,248	86,305
DCK	209	15	31	2,144
TOTALS	1,457		1,279	88,449

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0800	02	1,279	139.7000	104.78	134,014	1995	2010	0	0	34.00
3 M/H 94+ - 100% - 2022				Heated Area: 1248				HX Base Yr 2022		
26 48 26 25 23 20 10 17 3 13 BAS 2015 DCK 2015										
				BLD DATE 02/05/2008 RK				LGL DATE 05/26/2023 MLU		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					88,449				
TOTAL MARKET OB/XF VALUE					1,540				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					174,989				
SOH/AGL Deduction					55,430				
ASSESSED VALUE					119,559				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					69,559				
TOTAL JUST VALUE					174,989				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					171,630				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145534	MH MOVE-ON	0	02/01/2014
C4844	CO ISSUED	0	09/01/2006
MH4844	MH MOVE-ON	0	09/01/2006
M12080	MECH OTHER	0	09/01/2006
P11571	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1130	1/22/2020	WD	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: BERNER TIMOTHY E &						
2333/1555	1/22/2020	WD	Q	I	01	135,000
GRANTOR: PDJ LLC						
GRANTEE: BERNER TIMOTHY E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W48 S26 E23 DCK=[YR=2015] S13 E3 N3 E17 N10 W20\$ E25 N26 \$.									