LOT 12
SPRING HILL #4 PB 6/43

MCGREW HEIDI MARIE & CALVIN WAYNE
95125 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550D-0012-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

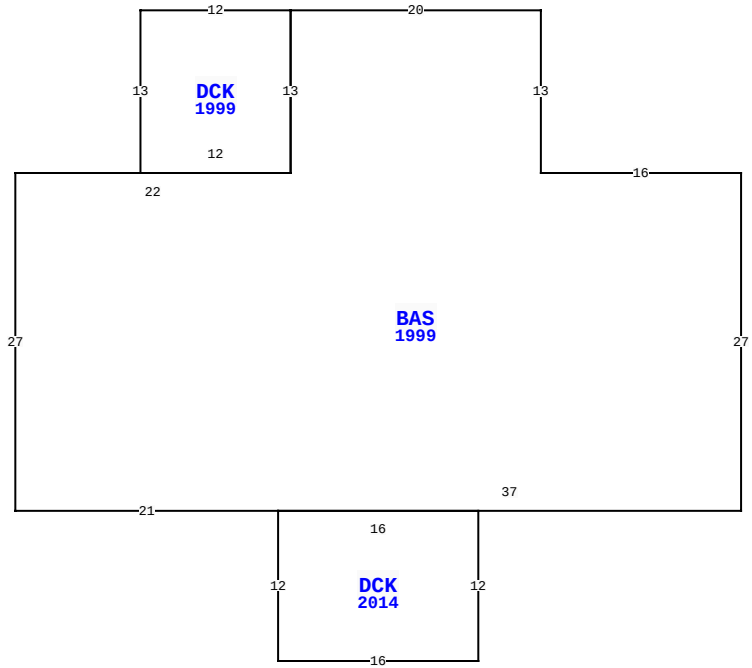
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	122,963
DCK	156	15	23	1,549
DCK	192	15	29	1,953
TOTALS	2,174		1,878	126,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,878	128.2600	96.20	180,664	1997	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2024 Heated Area: 1826 HX Base Yr 2024



95125 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		126,465
TOTAL MARKET OB/XF VALUE		7,552
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		209,017
SOH/AGL Deduction		0
ASSESSED VALUE		209,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,017
TOTAL JUST VALUE		209,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004232	ADD 30X40 METAL B	77,028	04/12/2024
971624	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/839	4/21/2023	WD	Q	I	01	273,000
GRANTOR: CHAVEZ EDUARDO &						
GRANTEE: MCGREW HEIDI MARIE						
2566/1903	4/22/2022	WD	Q	I	01	220,000
GRANTOR: GREEN MICHAEL E						
GRANTEE: CHAVEZ EDUARDO & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 N13 W20 DCK=[YR=1999] W12 S13 E12 N13$ S13 W22 S27 E21 DCK=[YR=2014] S12 E16 N12 W16$ E37 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2012	2012	3	55	4,752	

LAND DESCRIPTION

TOTAL OB/XF 7,552

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	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS