LOT 14 IN OR 1195 PG 1469
1999 HOME DW/MH
FPL ESMT IN OR 874/253

HEALEY ROBERT C & SANDRA R
95163 MOBLEY HEIGHTS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550D-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

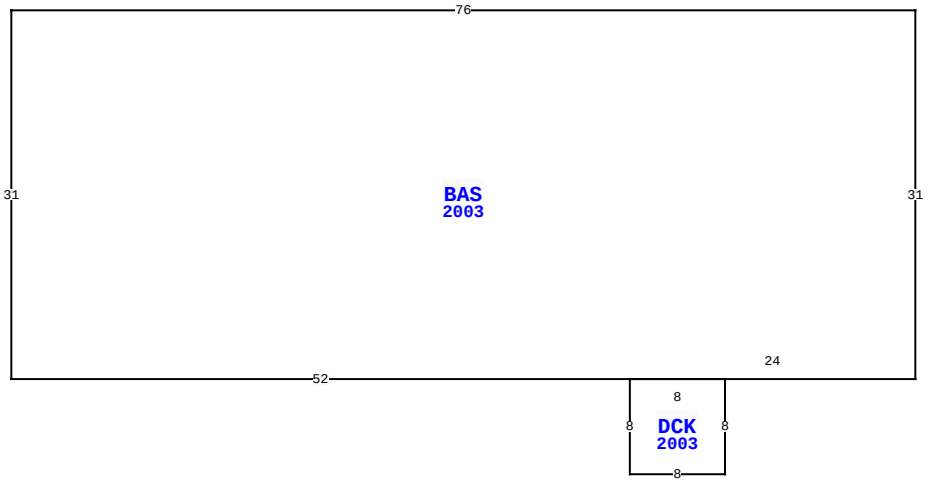
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,356	100	2,356	105,364
DCK	64	15	10	447
TOTALS	2,420		2,366	105,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	135.5200	101.64	240,480	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2004 Heated Area: 2356 HX Base Yr 2004



95163 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,811
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		255,811
SOH/AGL Deduction		171,039
ASSESSED VALUE		84,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,772
TOTAL JUST VALUE		255,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992595	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/1469	12/16/2003	WD	U	I	07	100
GRANTOR: WALLACE GARY R & DONN						
GRANTEE: HEALEY ROBERT C & H						
1188/0284	11/12/2003	WD	Q	I		120,600
GRANTOR: WALLACE GARY R & DONN						
GRANTEE: HEALEY ROBERT C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S31 E52 DCK=[YR=2003] S8 E8 N8 W8 $ E24 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS