LOT 17
IN OR 1958/70
1998 MEIR DW/MH

CHESTNUT JIMMY LEE
95195 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550D-0017-0000

BUILDING CHARACTERISTICS

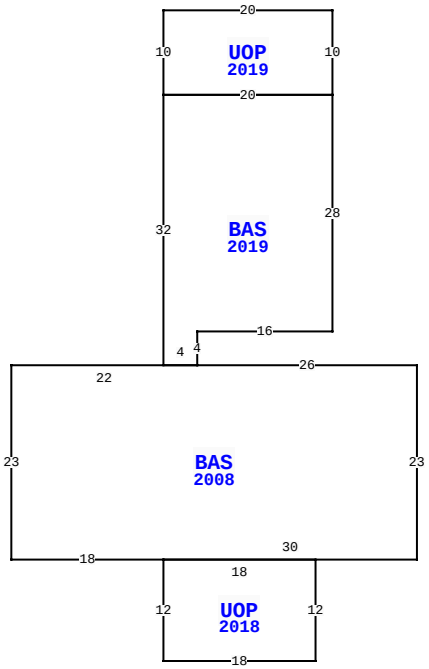
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,104	100	1,104	56,017
BAS	576	100	576	29,226
UOP	216	25	54	2,740
UOP	200	25	50	2,537
TOTALS	2,096		1,784	90,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	135.3000	101.48	181,040	1998	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



95195 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		101,520
TOTAL MARKET OB/XF VALUE		4,440
TOTAL LAND VALUE - MARKET		168,750
TOTAL MARKET VALUE		274,710
SOH/AGL Deduction		136,212
ASSESSED VALUE		138,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,498
TOTAL JUST VALUE		274,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4723	MH MOVE-ON	0	01/01/2006
P10508	OTHER	0	01/01/2006
E16472	ELEC OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0070	1/15/2015	AD	U	I	40	70,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: CHESTNUT JIMMY LEE						
1692/0042	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G ETAL						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 BAS=[YR=2019] N4 E16 N28 UOP=[YR=2019] N10 W20 S10 E20$ W20 S32 E4$ W22 S23 E18 UOP=[YR=2018] S12 E18 N12 W18$ E30 N23 $.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2016	2016	3	74	4,440	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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	0006	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	75,000.00	75,000.00	168,750							

REVIEW DATE 01/06/2020 BY KW Total Acres: 2.25 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

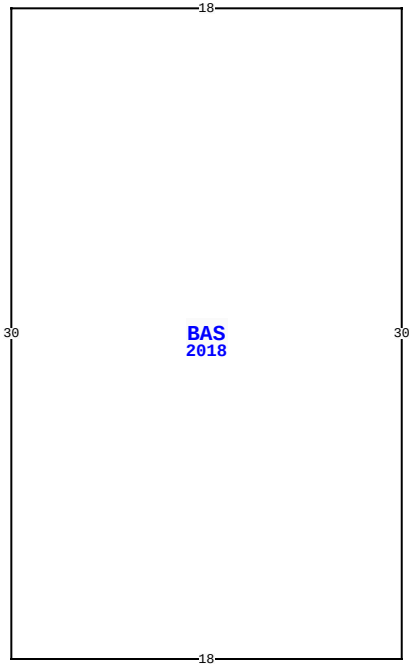
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	11,000
TOTALS	540		540	11,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	22.14	11,956	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2022 Heated Area: 540 HX Base Yr 2022



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1692/0042	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G ETAL						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S30 E18 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2020 BY KW Total Acres: 2.25 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS