

IN OR 1321/1919
A/K/A PT OF TRACT 4
MOBLEY HEIGHTS UNR

ROWLAND WILLIE EARL
3798 FIRST AVE
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1993	1,755	34,554
TOTALS	1,755			1,755	34,554

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	0	12	15		10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.47

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,755	82.0400	65.63	115,181	1992	1992	0	0
1 M/H 93- - 0% - 0									
Heated Area: 1755									
HX Base Yr									
27 65 27 65									
BAS 1993									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/09/2025 MLU									

95481 MOBLEY HEIGHTS RD, FERNANDINA BEACH									
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		34,554	
TOTAL MARKET OB/XF VALUE		360	
TOTAL LAND VALUE - MARKET		147,000	
TOTAL MARKET VALUE		181,914	
SOH/AGL Deduction		82,274	
ASSESSED VALUE		99,640	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		99,640	
TOTAL JUST VALUE		181,914	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9024	MH MOVE-ON	37,000	08/28/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1321/1919	6/03/2005	QC	Q	I	01	100	
GRANTOR: ROWLAND WILLIE EARL &							
GRANTEE: ROWLAND WILLIE EARL							
0292/0255	5/01/1979	WD	Q	V		4,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W65 S27 E65 N27 \$.									