

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	04	PLYWOOD 40	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	1993
TOTALS	924		20,313

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0820	02	924	91.6000	73.28	67,711	1992	1992	0	0	70.00	30.00															
1 M/H 93- - 0% - 0																										
Heated Area: 924																										
HX Base Yr																										
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">66</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">66</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">14</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">14</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div>																										
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>03/12/2015</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE	03/12/2015	KK	LGL DATE		XF DATE			LAND DATE	05/09/2025	INC DATE			AG DATE	MLU
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XF DATE			LAND DATE	05/09/2025																						
INC DATE			AG DATE	MLU																						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	33,043		
TOTAL MARKET OB/XF VALUE	2,520		
TOTAL LAND VALUE - MARKET	387,000		
TOTAL MARKET VALUE	422,563		
SOH/AGL Deduction	205,912		
ASSESSED VALUE	216,651		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	216,651		
TOTAL JUST VALUE	422,563		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	321,966		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95012723	XFOB	1,000	03/01/1995
5600	XFOB	1,088	03/29/1989
7719	MH MOVE-ON	10,000	02/17/1989
7174	MH MOVE-ON	21,000	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/802	9/18/2023	LE U		I	11	100
GRANTOR: HALL PERRY R & LYNN L						
GRANTEE: HALL PERRY R & LYNN						
2014/0326	11/13/2015	QC U		I	11	100
GRANTOR: SCHUENEMANN CAROL						
GRANTEE: HALL PERRY R & LYNN						

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	
1	0752	USP	0	0	8	14			15.00	100	2004	2004	3	32	538		
2	0940	SHEDS/PORT	0	0	12	12			30.00	100	2010	2010	3	40	1,728		
3	0820	WOOD WALK	0	0	18	3			11.75	100	2010	2010	3	40	254		
TOTALS															924	924	20,313

95538 MOBLEY HEIGHTS RD, FERNANDINA BEACH, FL 32034

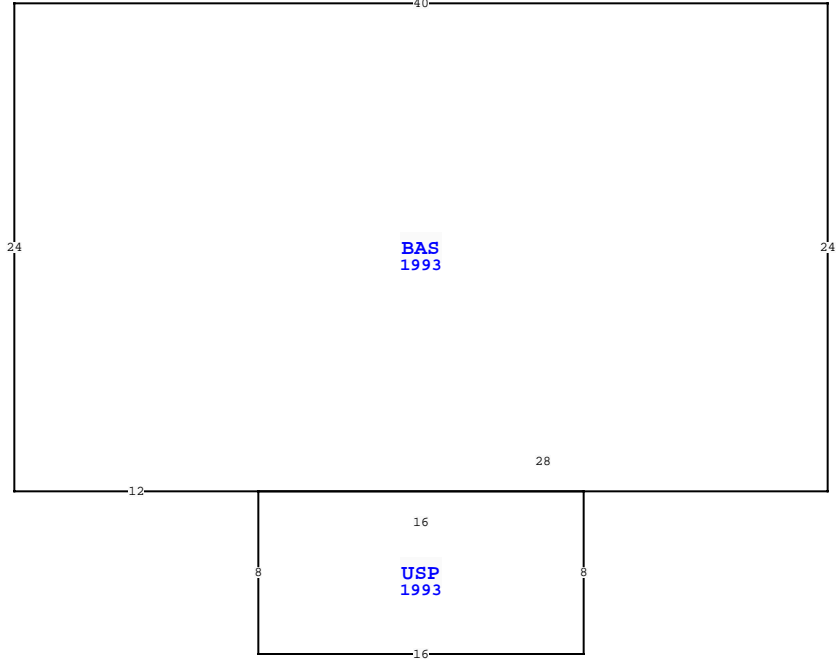
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W66 S14 E66 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	2.37	AC		1.00	1.00	1.00	100,000.00	100,000.00	237,000							
2	000100	C	RES	0	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 100				
Air Condition	01 NONE 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	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	960	100	1993	960	11,935
USP	128	50	1993	64	796
TOTALS	1,088			1,024	12,730

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,024	77.7000	62.16	63,652	1988	1988	0	0	20	70.00	20.00
2 M/H 93- - 0% - 0 Heated Area: 960 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			33,043
TOTAL MARKET OB/XF VALUE			2,520
TOTAL LAND VALUE - MARKET			387,000
TOTAL MARKET VALUE			422,563
SOH/AGL Deduction			205,912
ASSESSED VALUE			216,651
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			216,651
TOTAL JUST VALUE			422,563
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			321,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/802	9/18/2023	LE	U	I	11	100
GRANTOR: HALL PERRY R & LYNN L						
GRANTEE: HALL PERRY R & LYNN						
2014/0326	11/13/2015	QC	U	I	11	100
GRANTOR: SCHUENEMANN CAROL						
GRANTEE: HALL PERRY R & LYNN						

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

BLD DATE		03/12/2015	KK	LGL DATE		05/09/2025	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			
95538 MOBLEY HEIGHTS RD, FERNANDINA BEACH, FL 32034							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S24 E12 USP=[YR=1993] S8 E16 N8 W16\$ E28 N24\$ .											

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