

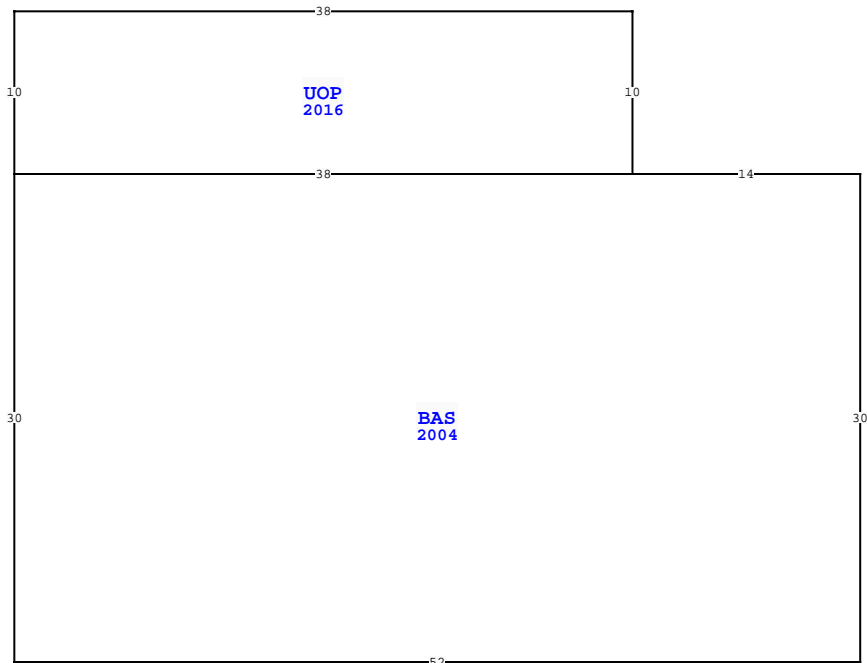
IN OR 1217/628  
AKA LOT 23 MOBLEY HEIGHTS UNR  
2002 CRRI DWMH

HUNT LARRY J JR  
95413 DOUGLAS ROAD  
FERNANDINA BEACH, FL 32034

**2025**

35-2N-28-0000-0001-0400  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2004
UOP	380	25	2016
TOTALS	1,940		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2005							
Heated Area: 1560					HX Base Yr 2005						
											
TOTALS	1,940			1,655	91,507						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			104,247
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			211,000
TOTAL MARKET VALUE			315,247
SOH/AGL Deduction			206,092
ASSESSED VALUE			109,155
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			58,433
TOTAL JUST VALUE			315,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632665	20X30 FGR	32,135	07/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0628	3/23/2004	WD Q	I	05		85,000
GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: HUNT LARRY J JR						
1155/0736	7/22/2003	CT U	I	14		100
GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

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

BUILDING NOTES	
95413 DOUGLAS RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2004] W14 UOP=[YR=2016] N10 W38 S10 E38\$ W38 S30 E52 N30\$ .	

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	100	0005	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000							

