



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
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	784	100	1993
TOTALS	784		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	784	96.6000	77.28	60,588	1987	1987	0	0	70.00	30.00	
1 M/H 93- - 100% - 2012 Heated Area: 784 HX Base Yr 2012												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">-56-</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">-56-</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>												
95474 MOBLEY HEIGHTS RD, FERNANDINA BEACH, FL 32034				BLD DATE		LGL DATE	05/09/2025	MLU				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			18,176
TOTAL MARKET OB/XF VALUE			2,292
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			145,468
SOH/AGL Deduction			105,869
ASSESSED VALUE			39,599
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			14,599
TOTAL JUST VALUE			145,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1727/0094	2/23/2011	WD U	I	I	30	100
GRANTOR: CARTER JOHN J SR & PA						
GRANTEE: QUINN LINDA ANNE						
1096/1364	11/25/2002	WD Q	I	I	01	30,000
GRANTOR: CARTER JOHN J JR & MA						
GRANTEE: CARTER JOHN J SR &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S14 E56 N14\$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	1242	WD DECK A	0	100	16	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
TOTALS 784 784 18,176																

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	100,000.00	100,000.00	125,000							