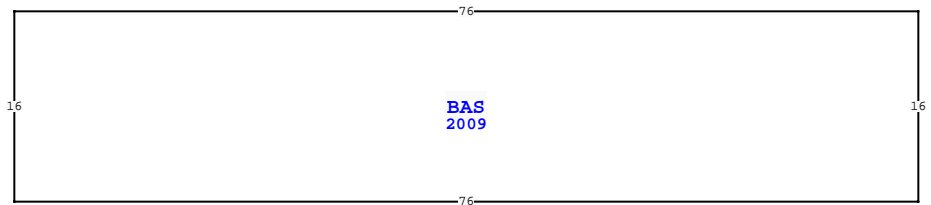


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	135.0800	114.82	139,621	2000	2000	0	0	56.00	44.00
1 M/H 94+ - 100% - 2021			Heated Area: 1216				HX Base Yr 2021				



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2009	1,216	61,433
TOTALS	1,216			1,216	61,433

EXTRA FEATURES		95284 MOBLEY HEIGHTS RD, FERNANDINA BEACH, FL 32034		BLD DATE	LGL DATE	05/09/2025	MLU									
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	0 100	20	10	200.00	SF	15.00	15.00	100	2010	2010	3	56	1,680	
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2011	2011	3	45	2,160	
3	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	2011	2011	3	45	432	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,433
TOTAL MARKET OB/XF VALUE			4,272
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			164,705
SOH/AGL Deduction			69,852
ASSESSED VALUE			94,853
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			44,131
TOTAL JUST VALUE			164,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209813	TEMP POLE	70	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/1081	12/04/2014	WD U	I	I	37	51,800
GRANTOR: MEDINA CHRISTOPHER J						
GRANTEE: PEEPLES ROBERT D ET						
1717/1278	11/24/2010	WD U	I	I	12	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: MEDINA CHRISTOPHER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W76 S16 E76 N16\$.	

LAND DESCRIPTION		TOTAL OB/XF														4,272								
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	0006	OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

REVIEW DATE	04/29/2020	BY	KWA	Total Acres: 0.99	Total Land Value: 99,000	Market: 0	Agricultural: 0	Common: 99,000	PRINTED 07/30/2025 BY SYS
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