LOT 1 (EX S-1)
IN OR 2402/1974
MOBLEY HEIGHTS NORTH #2

FOSTER DONALD W & KATHERINE C
95094 COOK RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95290 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	171,900
TOTAL MARKET VALUE	183,900
SOH/AGL Deduction	72,247
ASSESSED VALUE	111,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,653
TOTAL JUST VALUE	183,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007615	FOUNDATION	2,000	10/01/2000
MH03277	MH MOVE-ON	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2402/1974	10/21/2020	WD	U	I	37	65,000
GRANTOR: CUNNINGHAM ZANE & REB						
GRANTEE: FOSTER DONALD W & K						
2402/1972	10/21/2020	WD	U	I	37	65,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: CUNNINGHAM ZANE & R						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.91	AC		1.00	1.00	0.90	100,000.00	90,000.00	171,900							

REVIEW DATE 03/22/2021 BY KWA Total Acres: 1.91 Total Land Value: 171,900 Market: 0 Agricultural: 0 Common: 171,900 PRINTED 07/30/2025 BY SYS