LOT 3
IN OR 704 PG 1611
MOBLEY HEIGHTS NORTH 2 PB5/316

COLEMAN CHARLES M & JUANITA R
95310 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 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

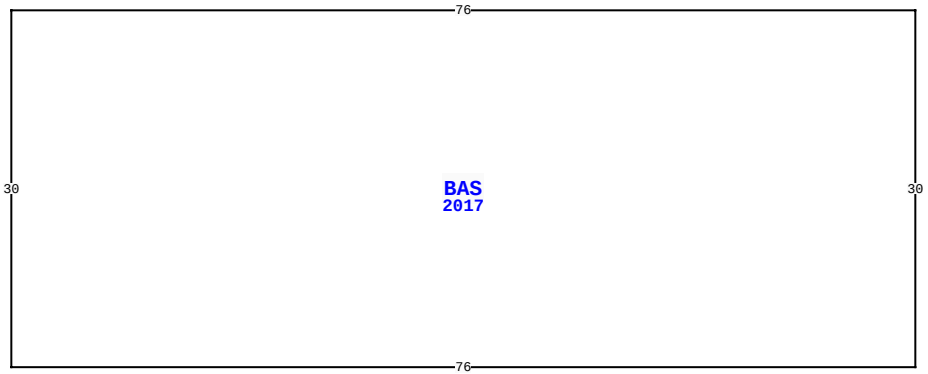
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	213,103
TOTALS	2,280			2,280	213,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	129.3600	109.96	250,709	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



95310 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		213,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		149,000
TOTAL MARKET VALUE		362,103
SOH/AGL Deduction		187,358
ASSESSED VALUE		174,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,023
TOTAL JUST VALUE		362,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011396	CO ISSUED	0	12/21/2017
MH179560	MH MOVE-ON	0	10/01/2017
94-363	MH MOVE-ON	30,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0704/1611	5/18/1994	AD	U	V		25,100

GRANTOR: DOUGLAS ARTHUR & BARB
GRANTEE: COLEMAN CHARLES & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	100,000.00	100,000.00	149,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.49 Total Land Value: 149,000 Market: 0 Agricultural: 0 Common: 149,000 PRINTED 07/30/2025 BY SYS