

LOT 4
IN OR 1978/748
MOBLEY HEIGHTS NORTH 2 PB5/316

CHOFFIN DAWN M
95322 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	4007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1997	1,872	59,002
TOTALS	1,872			1,872	59,002

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	123.6000	105.06	196,672	1996	1996	0	0	0	70.00	30.00
2 M/H 94+ - 100% - 2016				Heated Area: 1872				HX Base Yr 2016				
26 72 26 72 BAS 1997												

BLD DATE		LGL DATE	07/02/2025	WJ
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