

LOT 5 (EX E5 FT)
IN OR 2671/1222
MOBLEY HEIGHTS NORTH 2 PB5/316

NGUYEN LONG
95348 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0005-0000



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	08	SHT VINYL 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	02	Quality Level 02
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	1,488	100	1993	1,488	19,531
TOTALS	1,488			1,488	19,531

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
1	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1992	1992	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00

REVIEW DATE 02/20/2019 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,488	82.0400	65.63	97,657	1992	1992	0	0	10	70.00	20.00

1

M/H 93- - 100% - 2025

Heated Area: 1488

HX Base Yr 2025

24

62

24

62

BAS
1993

BLD DATE	03/12/2015	KK	LGL DATE	05/09/2025	MLU

TOTAL OB/XF														
200														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		19,531	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		144,000	
TOTAL MARKET VALUE		163,731	
SOH/AGL Deduction		0	
ASSESSED VALUE		163,731	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		113,009	
TOTAL JUST VALUE		163,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9121	MH MOVE-ON	29,000	11/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2671/1222	9/16/2023	QC	U	I	11	100	
GRANTOR: NGUYEN LINH							
GRANTEE: NGUYEN LONG							
2214/1792	7/26/2018	SW	U	I	12	54,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: NGUYEN LINH							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W62 S24 E62 N24\$.														

Total Acres: 1.44 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS