LOT 6
IN OR 1846/1300
MOBLEY HEIGHTS NORTH 2 PG5/316

NAPIER JOHNNY E & GLORIA A
95358 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

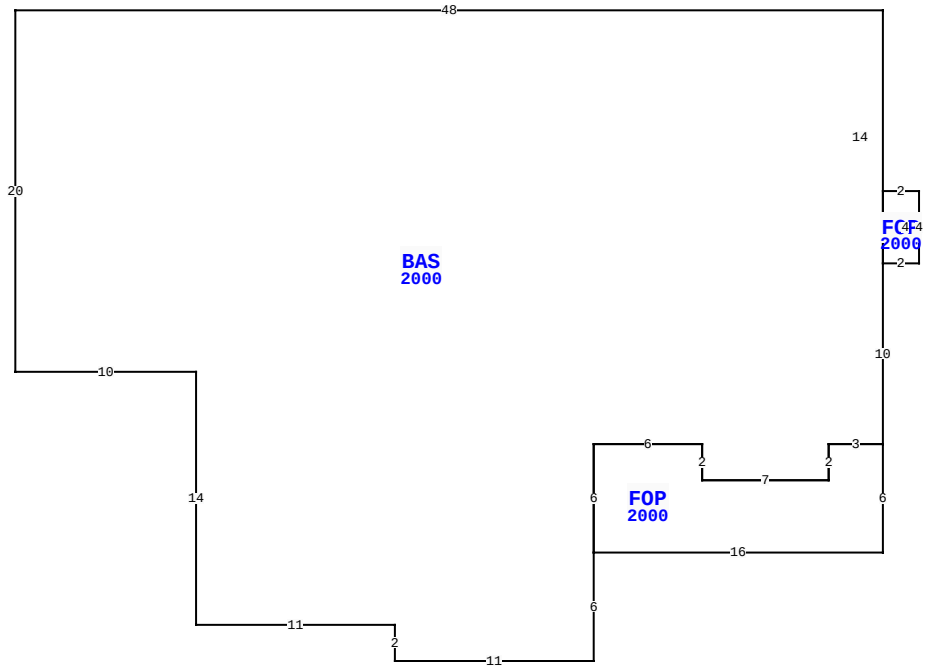
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,368	100	2000	1,368	160,988
FOP	8	30	2000	2	236
FOP	82	30	2000	25	2,942
TOTALS	1,458			1,395	164,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	133.3540	133.35	186,023	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1368 HX Base Yr 2022



95358 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		164,165
TOTAL MARKET OB/XF VALUE		3,289
TOTAL LAND VALUE - MARKET		149,000
TOTAL MARKET VALUE		316,454
SOH/AGL Deduction		96,130
ASSESSED VALUE		220,324
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		164,602
TOTAL JUST VALUE		316,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007272	NEW CONSTR	71,600	06/01/2000
9077	MH MOVE-ON	23,000	10/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/1300	3/18/2013	WD	Q	I	02	90,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: NAPIER JOHNNY E & G						
1819/0399	10/10/2012	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S20 E10 S14 E11 S2 E11 N6 FOP=[YR=2000]
E16 N6 W3 S2 W7 N2 W6 S6 $ N6 E6 S2 E7 N2 E3 N10
FOP=[YR=2000] E2 N4 W2 S4 $ N14 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,289

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		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