LOT 7
IN OR 1493/1691
MOBLEY HEIGHTS NORTH 2 PB5/316

LUCAS RICHARD M & MELINDA F
95376 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0007-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

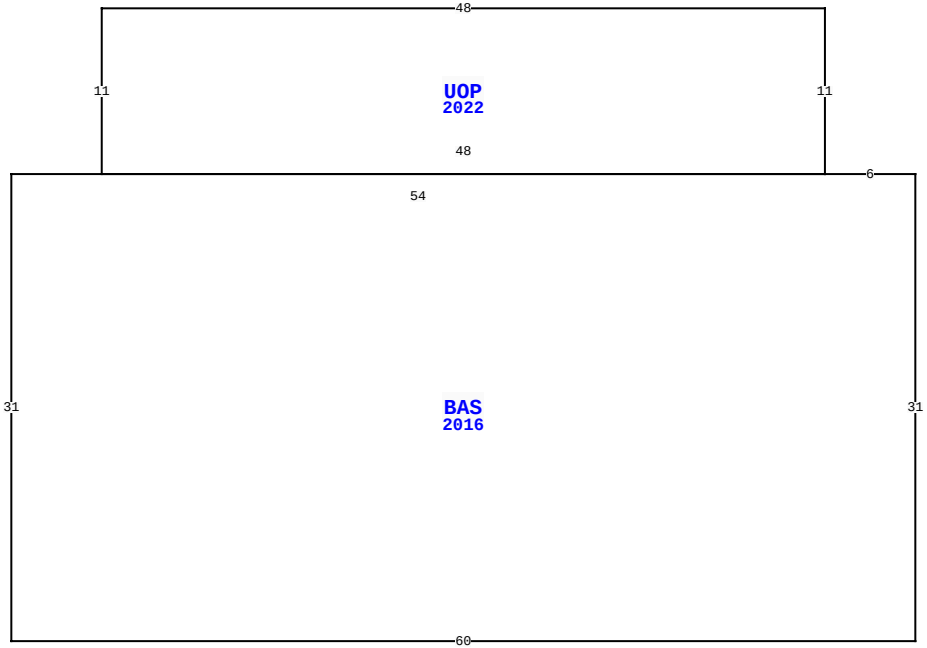
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2016	1,860	146,211
UOP	528	25	2022	132	10,376
TOTALS	2,388			1,992	156,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,992	115.6000	98.26	195,734	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2017 Heated Area: 1860 HX Base Yr 2017



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

95376 MOBLEY HEIGHTS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,587
TOTAL MARKET OB/XF VALUE		11,610
TOTAL LAND VALUE - MARKET		149,000
TOTAL MARKET VALUE		317,197
SOH/AGL Deduction		166,046
ASSESSED VALUE		151,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,429
TOTAL JUST VALUE		317,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165759	MH MOVE-ON	0	07/01/2016
95-920	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1691	4/20/2007	WD	Q	I	05	75,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: LUCAS RICHARD M & M						
1465/1369	12/14/2006	QC	Q	I	06	100
GRANTOR: BRADLEY ROSINA C & VI						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 UOP=[YR=2022] N11 W48 S11 E48$ W54 S31 E60 N31$.

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	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2017	2017	3	74	4,262	
2	0510	GARAGE WD-	0	100	36	24	864.00	SF	10.50	10.50	100	2017	2017	3	81	7,348	

LAND DESCRIPTION

TOTAL OB/XF 11,610

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 01/20/2023 BY DJ Total Acres: 1.49 Total Land Value: 149,000 Market: 0 Agricultural: 0 Common: 149,000 PRINTED 07/30/2025 BY SYS