

E290.37 FT OF S150 FT OF LOT 1  
IN OR 2669/48  
MOBLEY HEIGHTS NORTH 3 PB 6/39

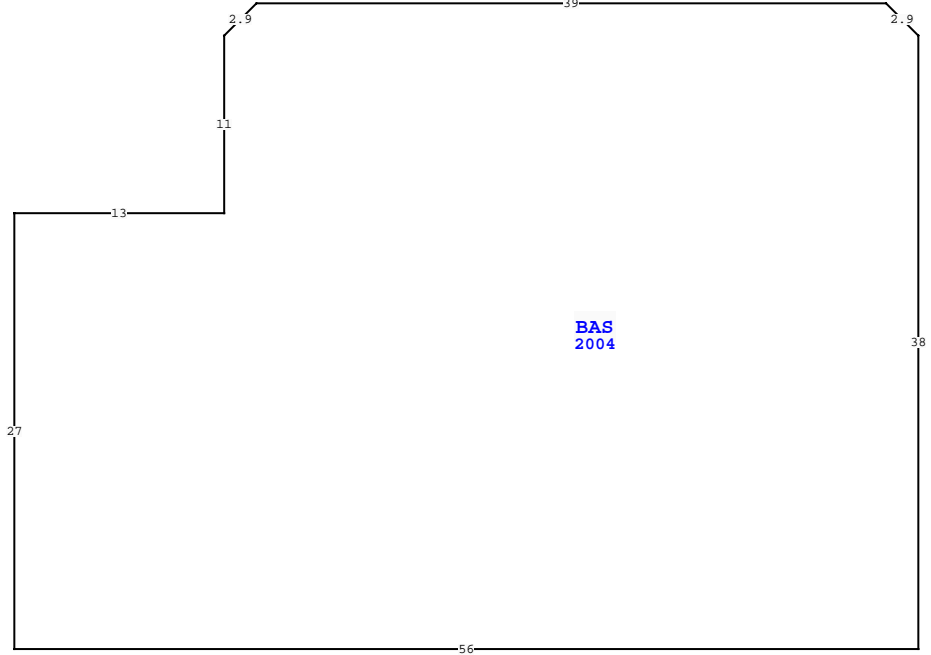
DAVIS HEIDI IRETA  
95012 PEPPERS PLACE  
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1401-0001-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	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
BAS	2,067	100	2004
TOTALS	2,067		2,067
			116,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,067	127.6000	108.46	224,187	2004	2004	0	0	48.00	52.00
1 M/H 94+ - 50% - 2008 Heated Area: 2067 HX Base Yr 2008											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			116,577
TOTAL MARKET OB/XF VALUE			3,602
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			205,179
SOH/AGL Deduction			80,374
ASSESSED VALUE			124,805
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE			99,805
TOTAL JUST VALUE			205,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/48	9/12/2023	QC	U	I	11	100
GRANTOR: PETERSON DURAND & CAR						
GRANTEE: DAVIS HEIDI IRETA						
1297/0263	2/23/2005	WD	Q	V	05	30,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: PETERSON DURAND & H						

EXTRA FEATURES		95012 PEPPERS PL, FERNANDINA BEACH														
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	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	50	0	232.00	SF	10.00	10.00	100	2006	2006	3	24	557	
2	0500	FP-PRE FAB	0	50	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
05/30/2007		05/09/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] U2 L2 W39 D2 L2 S11 W13 S27 E56 N38 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	100,000.00	85,000.00	85,000							