LOT 5
MH/ID 721012A & 721012B
MOBLEY HEIGHTS NORTH 3 PB 6/39

WRIGHT JEALIN
902 BROOME ST
FERNANDINA BEACH, FL 32035

2025

35-2N-28-1401-0005-0000

BUILDING CHARACTERISTICS

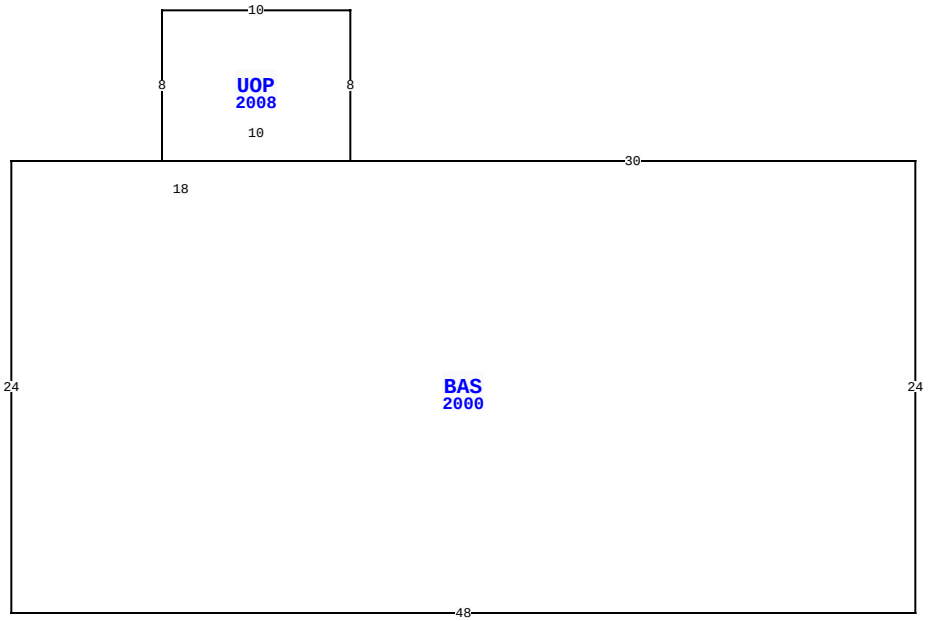
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,152	100	2000	1,152	17,418
UOP	80	25	2008	20	302
TOTALS	1,232			1,172	17,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,172	63.0000	50.40	59,069	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



95124 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,721
TOTAL MARKET OB/XF VALUE	2,222
TOTAL LAND VALUE - MARKET	196,000
TOTAL MARKET VALUE	215,943
SOH/AGL Deduction	69,521
ASSESSED VALUE	146,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,422
TOTAL JUST VALUE	215,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0818	11/03/2021	FJ	U	I	11	0
GRANTOR: WRIGHT JOHN EST						
GRANTEE: WRIGHT JEALIN						
1990/0426	6/10/2015	WD	Q	I	01	51,000
GRANTOR: SARACENO GENNARO F JR						
GRANTEE: WRIGHT JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 UOP=[YR=2008] N8 W10 S8 E10$ W18 S24 E48 N24 $.

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	1242	WD DECK A	0	0	0	0	279.00	SF	6.00	6.00	100	1998	1998	3	20	335	
2	1242	WD DECK A	0	0	0	0	275.00	SF	6.00	6.00	100	2002	2002	3	20	330	
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	22.50	22.50	100	2002	2002	3	20	1,296	
4	0680	POLE SHED	0	0	10	12	120.00	SF	7.50	7.50	100	2002	2002	3	29	261	

LAND DESCRIPTION

TOTAL OB/XF 2,222

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	0		OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	100,000.00	100,000.00	196,000							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 1.96 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 07/30/2025 BY SYS