LOT 9
IN OR 1549/1315
1980 FIES DW/MH

NOBLES CHARLES E & PAMELA A/NOBLES ANDREA D
96298 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2025

43-2N-27-4653-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

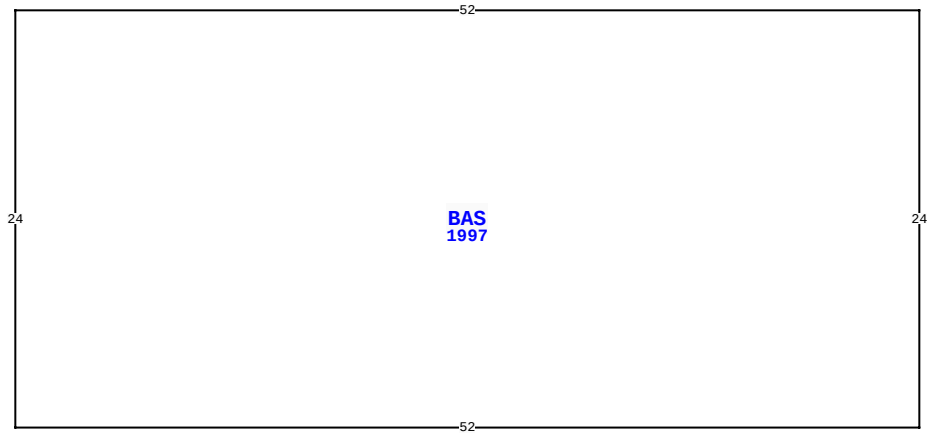
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1997	1,248	37,021
TOTALS	1,248			1,248	37,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	123.6000	98.88	123,402	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85979 WILSON NECK RD, YULEE

BLD DATE	10/31/2019	KKA	LGL DATE	
XF DATE	10/31/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,021
TOTAL MARKET OB/XF VALUE	23,933
TOTAL LAND VALUE - MARKET	93,500
TOTAL MARKET VALUE	154,454
SOH/AGL Deduction	36,710
ASSESSED VALUE	117,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,744
TOTAL JUST VALUE	154,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ELE	CHNGE SRVC	0	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/1315	2/06/2008	WD	Q	I		113,000
GRANTOR: HUNTER ROBERT & WENDY						
GRANTEE: NOBLES CHARLES E &						
1241/1177	6/29/2004	QC	Q	I	01	100
GRANTOR: HUNTER ROBERT						
GRANTEE: HUNTER ROBERT & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S24 E52 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	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	29	232	
2	0752	USP	0	0	60	30	1,800.00	SF	15.00	15.00	100	2002	2002	3	29	7,830	
3	0302	FLT DOCK C	0	0	12	8	96.00	SF	50.00	50.00	100	2002	2002	3	20	960	
4	0510	GARAGE WD-	0	0	19	18	342.00	SF	24.85	24.85	100	2003	2003	3	30	2,550	
5	0510	GARAGE WD-	0	0	40	20	800.00	SF	24.85	24.85	100	2003	2003	3	30	5,964	
6	0510	GARAGE WD-	0	0	30	12	360.00	SF	49.70	49.70	100	2004	2004	3	32	5,725	
7	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	2004	2004	3	32	672	

LAND DESCRIPTION

TOTAL OB/XF 23,933

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	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 10/31/2019 BY KKA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/30/2025 BY SYS