LOT 38 (EX S-1) 1988 WEST SW
IN OR 2014/799
HOLLY POINT UNIT 3 UNR

MOSLEY FLORENCE ELLEN
605 S. HIGH ST
GRANT CITY, MO 64456

2025

45-2N-28-525C-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

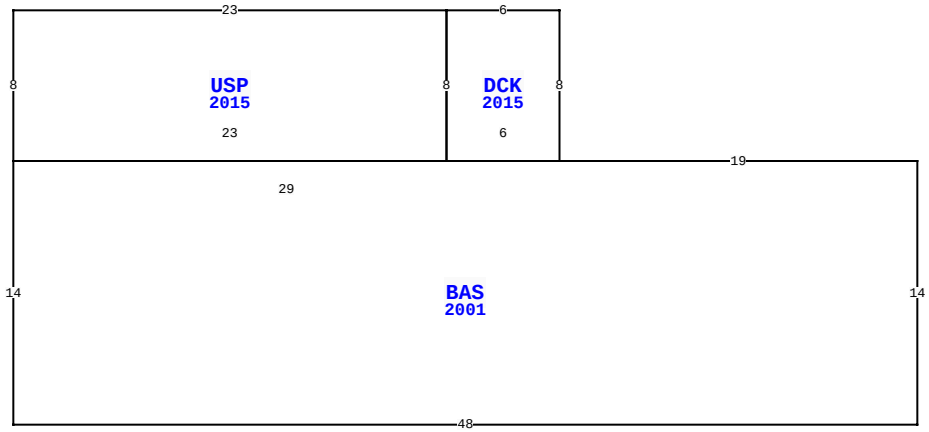
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2001	672	15,580
DCK	48	15	2015	7	162
USP	184	50	2015	92	2,133
TOTALS	904			771	17,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	771	96.6000	77.28	59,583	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 672 HX Base Yr



94506 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,875
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	90,360
TOTAL MARKET VALUE	108,395
SOH/AGL Deduction	0
ASSESSED VALUE	108,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,395
TOTAL JUST VALUE	108,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/0799	11/13/2015	WD	U	I	11	100
GRANTOR: WHITE JAMES T & MELAN						
GRANTEE: MOSLEY FLORENCE ELL						
2005/1057	9/14/2015	WD	Q	I	01	25,000
GRANTOR: WHITE JAMES & MELANIE						
GRANTEE: MOSLEY FLORENCE ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 DCK=[YR=2015] N8 W6 USP=[YR=2015] W23 S8 E23 N8$ S8 E6$ W29 S14 E48 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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	000116	C	RES MARSH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.72	AC		1.00	1.00	1.00	500.00	500.00	360							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.92 Total Land Value: 90,360 Market: 0 Agricultural: 0 Common: 90,360 PRINTED 07/30/2025 BY SYS