LOT 1
PT OR 1570/691
HOLLY POINT EAST PB 6/160

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-525F-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

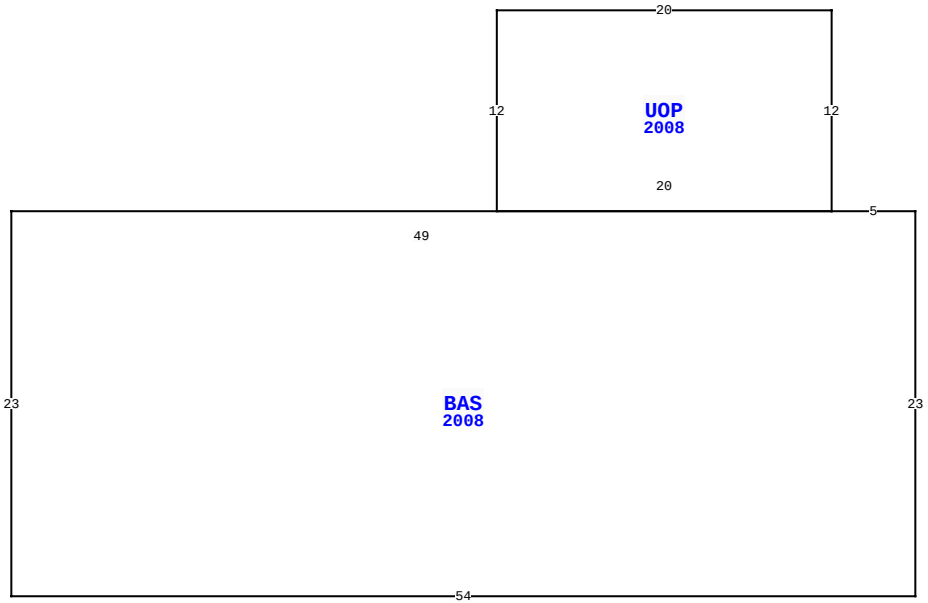
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | 2008 | 1,242 | 45,374 |
| UOP | 240 | 25 | 2008 | 60 | 2,192 |
| TOTALS | 1,482 | | | 1,302 | 47,566 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,302 | 122.8000 | 104.38 | 135,903 | 1997 | 1997 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1242 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 12/30/2008 RK | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

95103 MOBLEY HEIGHTS RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 47,566 |
| TOTAL MARKET OB/XF VALUE | 1,128 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 148,694 |
| SOH/AGL Deduction | 40,568 |
| ASSESSED VALUE | 108,126 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,126 |
| TOTAL JUST VALUE | 148,694 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,214 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21612 | XFOB | 3,345 | 07/01/2008 |
| MH3491 | MH MOVE-ON | 0 | 05/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2175/1564 | 1/18/2018 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CARTER JOHN J & PAU | | | | | | |
| 1619/0624 | 5/13/2009 | CT | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HOUSEHOLD FINANCE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W5 UOP=[YR=2008] N12 W20 S12 E20 $ W49 S23 E54 N23 $.

## 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 | 144.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 35 | 504 | |
| 2 | 0751 | UOP | 0 | 0 | 0 | 0 | 120.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 52 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,128

| 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 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS