

LOT 3 IN OR 2040/1556
 1987 MANA DW/MH
 HOLLY POINT EAST PB 6/160

PARRISH CLYDE J JR & DONNA L
 95077 MOBLEY HEIGHTS RD
 FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0003-0000



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 Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	4004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,107	100	2003
TOTALS	1,107		1,107
			31,138

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0820	02	1,107	117.2000	93.76	103,792	1987	1987	0	0	70.00	30.00																		
1 M/H 93- - 100% - 2023 Heated Area: 1107 HX Base Yr 2023																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>08/12/2015</th> <th>KK</th> <th>LGL DATE</th> <th>05/09/2025</th> <th>MLU</th> </tr> <tr> <th>XF DATE</th> <th></th> <th></th> <th>LAND DATE</th> <th></th> <th></th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>												BLD DATE	08/12/2015	KK	LGL DATE	05/09/2025	MLU	XF DATE			LAND DATE			INC DATE			AG DATE		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			31,138
TOTAL MARKET OB/XF VALUE			4,936
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			136,074
SOH/AGL Deduction			15,215
ASSESSED VALUE			120,859
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			70,137
TOTAL JUST VALUE			136,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705095	H/AC	0	08/01/2017
99-2886	MH MOVE-ON	0	10/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1556	4/05/2016	SW	U	I	12	36,900
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: PARRISH CLYDE J JR						
2017/1823	12/10/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

EXTRA FEATURES																	
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	100	8	8			64.00	SF	10.00	100	2010	2010	3	40	256
2	0351	CARPORT MT	0	100	30	20			600.00	SF	10.00	100	2018	2018	3	78	4,680

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W41 S27 E41 N27 \$.	

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	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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							