LOT 4
HOLLY POINT EAST PB 6/160

PARRISH CLYDE J JR/WILTISON MICHAEL DALE & DARLENE
95077 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	11	CLAY TILE 30
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

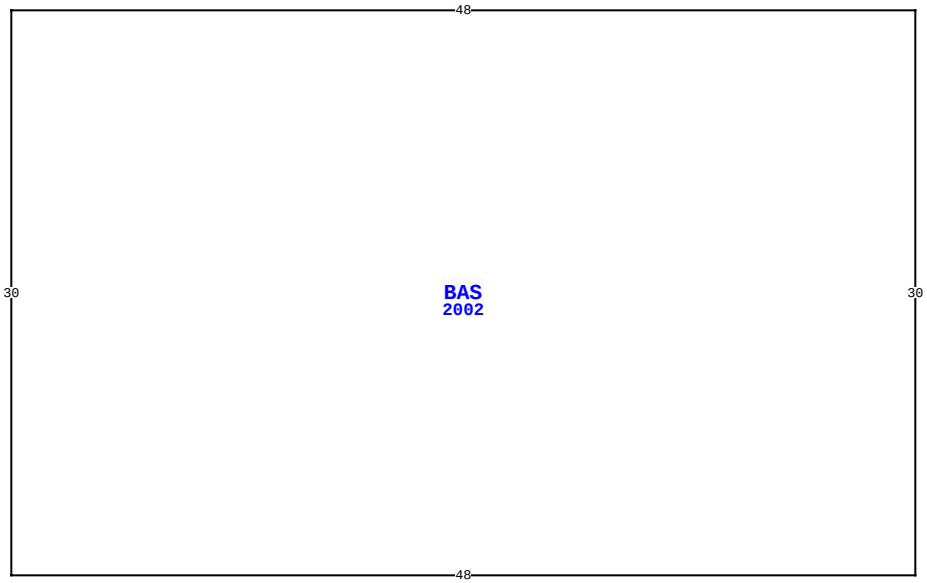
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2002	1,440	70,385
TOTALS	1,440			1,440	70,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	119.8000	101.83	146,635	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1440 HX Base Yr



95067 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,385
TOTAL MARKET OB/XF VALUE	2,790
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	173,175
SOH/AGL Deduction	5,279
ASSESSED VALUE	167,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,896
TOTAL JUST VALUE	173,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1607	2/25/2022	SW	U	I	11	100
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: PARRISH CLYDE J JR,						
2539/1198	1/31/2022	SW	Q	I	02	123,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: PARRISH CLYDE J JR,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 S30 E48 N30 $.

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	10	16	160.00	SF	10.00	10.00	100	2017	2017	3	74	1,184	
2	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2017	2017	3	74	185	
3	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2017	2017	3	74	1,421	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS