LOT 5 IN OR 950/1428
HOLLY POINT EAST PB 6/160
2001 MERT DW/MH

GIANNINI FELICIA & MICHAEL
95055 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0005-0000

NASSAU COUNTY PROPERTY

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 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

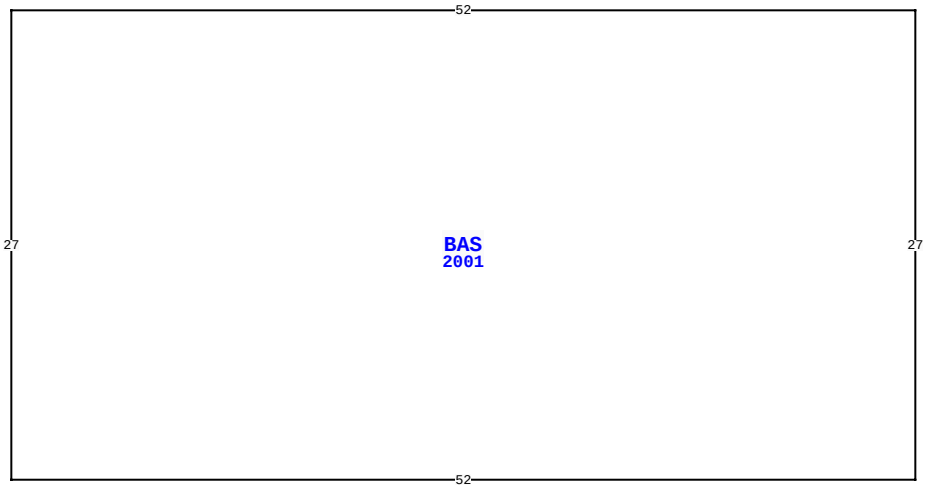
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2001	1,404	64,338
TOTALS	1,404			1,404	64,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	99.62	139,866	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2008 Heated Area: 1404 HX Base Yr 2008



95055 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	02/05/2008	RK	LGL DATE	
XF DATE	02/05/2008	RK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,338
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		167,364
SOH/AGL Deduction		107,970
ASSESSED VALUE		59,394
TOTAL EXEMPTION VALUE	HX HB	34,394
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03281	MH MOVE-ON	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0950/1428	9/25/2000	WD	U	I	13	29,900
GRANTOR: J & J TRANSIT INC						
GRANTEE: GIANNINI FELICIA &						
0950/1425	9/25/2000	WD	Q	V		19,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: J & J TRANSIT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E52 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2007	2007	3	27	86	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/15/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS