LOT 6 IN OR 1192/1840
2001 PIONE DW/MH
HOLLY POINT EAST PB 6/160

LINDSAY WILLIAM DARNELL
95039 MOBLEY HIEGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0006-0000

BUILDING CHARACTERISTICS

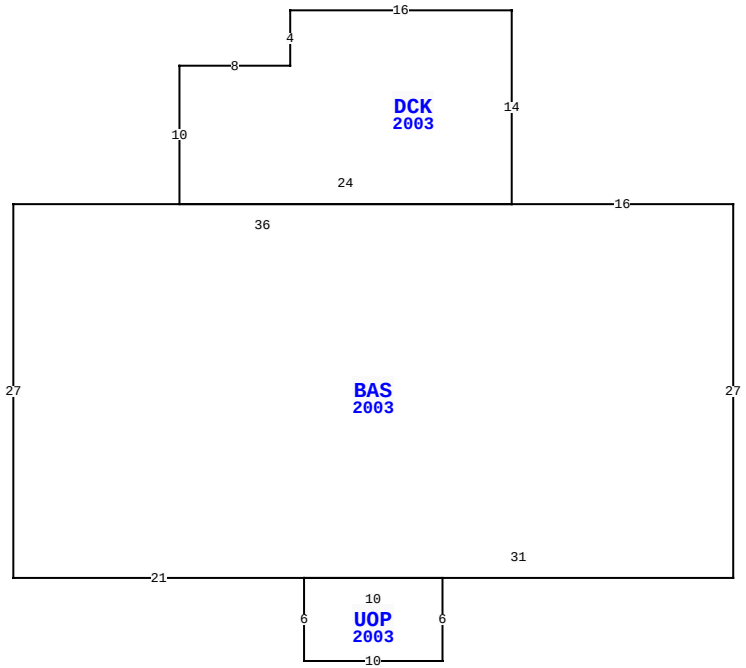
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2003	1,404	70,771
DCK	304	15	2003	46	2,319
UOP	60	25	2003	15	756
TOTALS	1,768			1,465	73,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,465	128.9200	109.58	160,535	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2005 Heated Area: 1404 HX Base Yr 2005



95039 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		73,846
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		173,846
SOH/AGL Deduction		115,328
ASSESSED VALUE		58,518
TOTAL EXEMPTION VALUE	HX HB	33,518
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003190	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1840	12/03/2003	WD	Q	I	05	62,800
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LINDSAY WILLIAM DAR						
1145/0680	6/16/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 DCK=[YR=2003] N14 W16 S4 W8 S10 E24$ W36 S27 E21 UOP=[YR=2003] S6 E10 N6 W10$ E31 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS