LOT 7
IN OR 1885/380
R788244 & R788245

BREUTZMANN JAMES MICHAEL
95029 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0007-0000

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	04	PLYWOOD 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	04	Quality Level 04

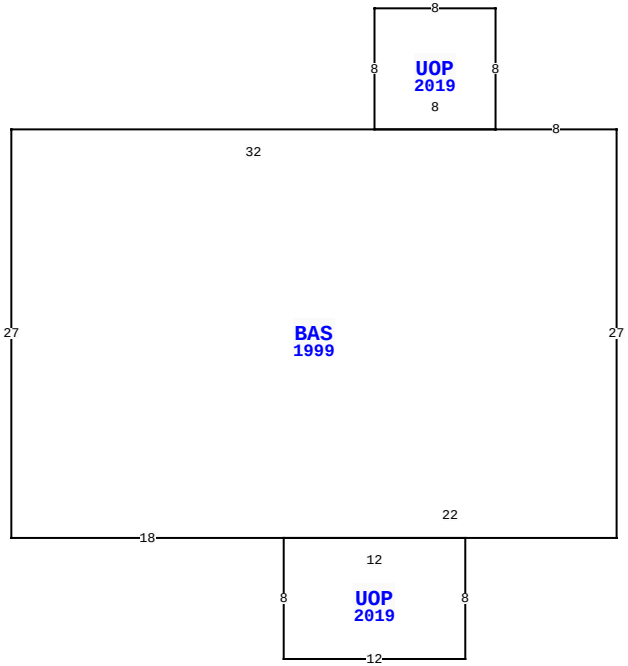
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1999	1,080	35,128
UOP	64	25	2019	16	521
UOP	96	25	2019	24	781
TOTALS	1,240			1,120	36,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	135.5200	108.42	121,430	1987	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1080 HX Base Yr 2014



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

95029 MOBLEY HEIGHTS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,429
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		136,429
SOH/AGL Deduction		98,201
ASSESSED VALUE		38,228
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,228
TOTAL JUST VALUE		136,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1885/0380	10/14/2013	WD	Q	I	02	35,000
GRANTOR: PANKE RUSSELL D & JEN						
GRANTEE: BREUTZMANN JAMES MI						
1229/1630	5/12/2004	WD	Q	I		57,000
GRANTOR: FOSTER PAMELA L						
GRANTEE: PANKE RUSSELL D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 UOP=[YR=2019] N8 W8 S8 E8$ W32 S27 E18
UOP=[YR=2019] S8 E12 N8 W12$ E22 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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