

BLOCK 1 LOTS 29 & 30
IN OR 2497/1033
R108122 & R108123

LACOSS ADRIANA & DAVID
95190 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0290



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	13	LVT/LAMMT 60			
Interior Floor	11	CLAY TILE 40			
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			
BUD8 Adjustme	04	DIST 01 100			
Quality		03 Quality Level 03			
DOR CODE		0200 MOBILE HOME			
MAP NUM					04
NEIGHBORHOOD/LOC		4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	40,504
UOP	198	25	2014	50	1,406
TOTALS	1,638			1,490	41,911

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,490	117.2000	93.76	139,702	1983	1983	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2024 Heated Area: 1440 HX Base Yr 2024											
24 60 24 38 22 18 11 11 18 BAS 1993 UOP 2014											
95190 MOBLEY HEIGHTS RD, FERNANDINA BEACH											
						BLD DATE				LGL DATE	05/09/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				41,911			
TOTAL MARKET OB/XF VALUE				2,833			
TOTAL LAND VALUE - MARKET				140,000			
TOTAL MARKET VALUE				184,744			
SOH/AGL Deduction				21,481			
ASSESSED VALUE				163,263			
TOTAL EXEMPTION VALUE			HX HB		50,722		
BASE TAXABLE VALUE				112,541			
TOTAL JUST VALUE				184,744			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				158,662			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0810	CONCRETE A	0 100	30	12	360.00	SF	6.50	6.50	100	1985
TOTAL OB/XF 2,833											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	2.00	LT	1.00
OTHER ADJUSTMENTS AND NOTES											
REVIEW DATE 02/25/2020 BY KWA											