LOT 15
SPRING HILL #4 PB 6/43

COLE KENNETH D III/BOYD MADISYN N
95173 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550D-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

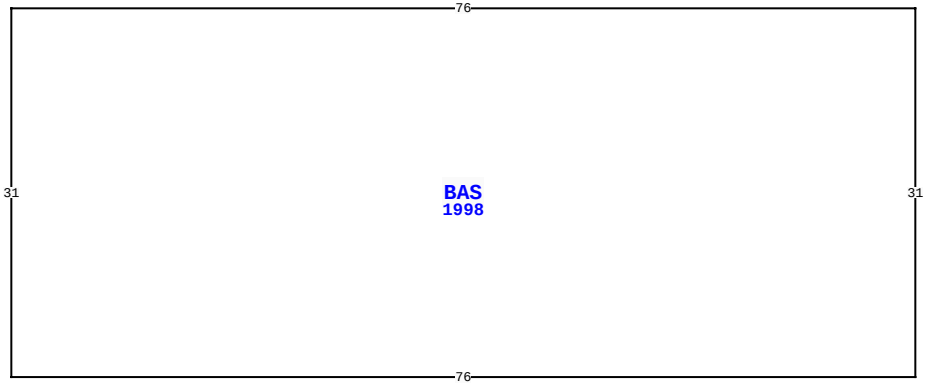
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	123,561
TOTALS	2,356			2,356	123,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	123.4000	104.89	247,121	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2025 Heated Area: 2356 HX Base Yr



95173 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

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	5	40	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
2	0752	USP	0	0	12	36	432.00	SF	15.00	15.00	100	1998	1998	3	25	1,620	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1999	1999	3	75	1,950	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
5	0510	GARAGE WD-	0	0	44	24	1,056.00	SF	35.00	35.00	100	1999	1999	3	26	9,610	
6	0810	CONCRETE A	0	0	48	44	2,112.00	SF	4.88	4.88	100	1999	1999	3	75	7,722	
7	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1995	1995	3	68	111	
8	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	
9	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,560
TOTAL MARKET OB/XF VALUE	24,901
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	348,461
SOH/AGL Deduction	0
ASSESSED VALUE	348,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,461
TOTAL JUST VALUE	348,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982295	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1475	12/11/2024	WD	Q	I	01	350,000
GRANTOR: PDJ LLC						
GRANTEE: COLE KENNETH D III						
2755/1036	12/10/2024	WD	U	I	11	100
GRANTOR: PARK CHRISTOPHER MICH						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 24,901

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	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS