



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                  |                                                                                        |              |                      | MARKET ADJUSTMENTS                        |                |                |             |                |           |          |                         |         |                   | NASSAU COUNTY PROPERTY                         |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------------------------------------------------------------------------|--------------|----------------------|-------------------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------------------|---------|-------------------|------------------------------------------------|------------|-----------------------------|------|---------|------|-----|---------|--------|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION     | TYPE                                                                                   | MDL          | EFF. AREA            | TOT ADJ PTS                               | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM                    | % COND  | VALUATION SUMMARY |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 25               | MOD METAL 100    | 0820                                                                                   | 02           | 924                  | 91.6000                                   | 77.86          | 71,943         | 1992        | 1992           | 0         | 0        | 70.00                   | 30.00   | STANDARD          |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100    | 1 M/H 93- 0% - 0                                                                       |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | Heated Area: 924 HX Base Yr                    |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 01               | MINIMUM 100      | <div><div>14</div><div>66</div><div>14</div><div>66</div><div>BAS<br/>1993</div></div> |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | VALUATION BY                                   |            |                             |      |         |      |     |         |        |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 60       |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | BUILDING MARKET VALUE                          |            |                             |      |         |      |     |         |        |  | 41,871                 |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 04               | PLYWOOD 40       |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | TOTAL MARKET OB/XF VALUE                       |            |                             |      |         |      |     |         |        |  | 2,270                  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 90        |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | TOTAL LAND VALUE - MARKET                      |            |                             |      |         |      |     |         |        |  | 387,000                |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 08               | SHT VINYL 10     |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | TOTAL MARKET VALUE                             |            |                             |      |         |      |     |         |        |  | 431,141                |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 02               | WINDOW 100       |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | SOH/AGL Deduction                              |            |                             |      |         |      |     |         |        |  | 192,825                |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100   |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | ASSESSED VALUE                                 |            |                             |      |         |      |     |         |        |  | 238,316                |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 2                | 100              |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | TOTAL EXEMPTION VALUE                          |            |                             |      |         |      |     |         |        |  | 0                      |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100              |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | BASE TAXABLE VALUE                             |            |                             |      |         |      |     |         |        |  | 238,316                |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100   |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   | TOTAL JUST VALUE                               |            |                             |      |         |      |     |         |        |  | 431,141                |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100           | NCON VALUE                                                                             |              |                      |                                           |                |                |             |                |           |          | 0                       |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100              | INCOME VALUE                                                                           |              |                      |                                           |                |                |             |                |           |          | PREVIOUS YEAR MKT VALUE |         |                   |                                                |            |                             |      |         |      |     | 422,563 |        |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  | 03               | Quality Level 03                                                                       |              |                      |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  | 0200 MOBILE HOME |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  | MKT AREA         |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         | 04                |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  | 4005.00          |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE      | YEAR                                                                                   | TOT ADJ AREA | SUBAREA MARKET VALUE |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 924              | 100              | 1993                                                                                   | 924          | 21,583               |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  | 924              |                                                                                        | 924          | 21,583               |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                                                                                        |              |                      | 95538 MOBLEY HEIGHTS RD, FERNANDINA BEACH |                |                |             |                |           |          |                         |         |                   | BLD DATE 03/12/2015 KK LGL DATE 05/09/2025 MLU |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 0752             | USP              | 0                                                                                      | 0            | 8                    | 14                                        | 112.00         | SF             | 15.00       | 15.00          | 100       | 2004     | 2004                    | 3       | 30                | 504                                            |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0940             | SHEDS/PORT       | 0                                                                                      | 0            | 12                   | 12                                        | 144.00         | SF             | 30.00       | 30.00          | 100       | 2010     | 2010                    | 3       | 35                | 1,512                                          |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0820             | WOOD WALK        | 0                                                                                      | 0            | 18                   | 3                                         | 54.00          | SF             | 11.75       | 11.75          | 100       | 2010     | 2010                    | 3       | 40                | 254                                            |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                  |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS              | LAND USE DESCRIPTION                                                                   | CAP          | R D                  | LOC ZONE                                  | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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            | 0006                 | OR                                        | 0.00           | 0.00           | 2.37        | AC             |           | 1.00     | 1.00                    | 1.00    | 100,000.00        | 100,000.00                                     | 237,000    |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 000100           | C                | RES                                                                                    | 0            | 0006                 | OR                                        | 0.00           | 0.00           | 1.50        | AC             |           | 1.00     | 1.00                    | 1.00    | 100,000.00        | 100,000.00                                     | 150,000    |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 3.87 Total Land Value: 387,000 Market: 0 Agricultural: 0 Common: 387,000 PRINTED 07/09/2026 BY SYS |                  |                  |                                                                                        |              |                      |                                           |                |                |             |                |           |          |                         |         |                   |                                                |            |                             |      |         |      |     |         |        |  |                        |  |  |  |  |  |  |  |  |  |

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