IN OR 1217/628
AKA LOT 23 MOBLEY HEIGHTS UNR
2002 CRRI DWMH

HUNT LARRY J JR
95413 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

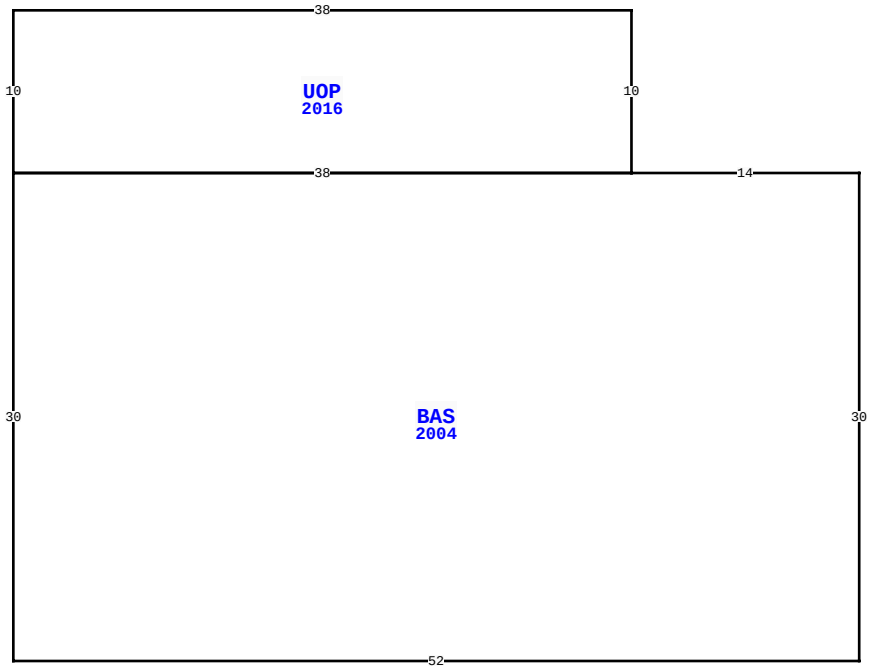
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	87,526
UOP	380	25	2016	95	5,330
TOTALS	1,940			1,655	92,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,655	135.5200	121.97	201,860	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2005 Heated Area: 1560 HX Base Yr 2005



95413 DOUGLAS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,990
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		211,000
TOTAL MARKET VALUE		316,990
SOH/AGL Deduction		204,888
ASSESSED VALUE		112,102
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,691
TOTAL JUST VALUE		316,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632665	20X30 FGR	32,135	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0628	3/23/2004	WD	Q	I	05	85,000
GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: HUNT LARRY J JR						
1155/0736	7/22/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 UOP=[YR=2016] N10 W38 S10 E38$ W38 S30 E52 N30$.

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	0005	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.11 Total Land Value: 211,000 Market: 0 Agricultural: 0 Common: 211,000 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

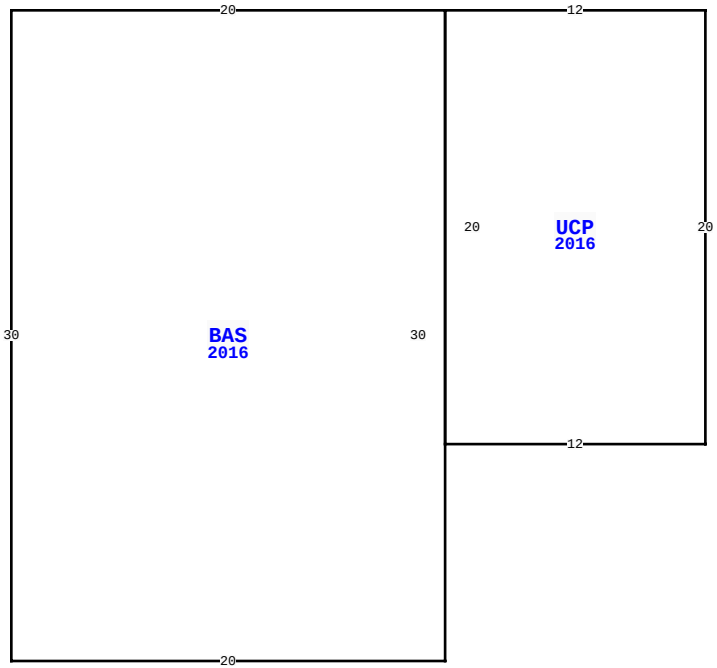
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2016	600	12,161
UCP	240	20	2016	48	973
TOTALS	840			648	13,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	648	57.7500	22.52	14,593	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2005 Heated Area: 600 HX Base Yr 2005



95413 DOUGLAS RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] E20 UCP=[YR=2016] E12 S20 W12 N20$ S30 W20 N30$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.11 Total Land Value: 211,000 Market: 0 Agricultural: 0 Common: 211,000 PRINTED 07/09/2026 BY SYS