IN OR 2826/110
(EX 1-81 & 1-85)
EX R/W'S OR 300/696 & 375/651

FOWLER ARIEL
95458 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0430

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

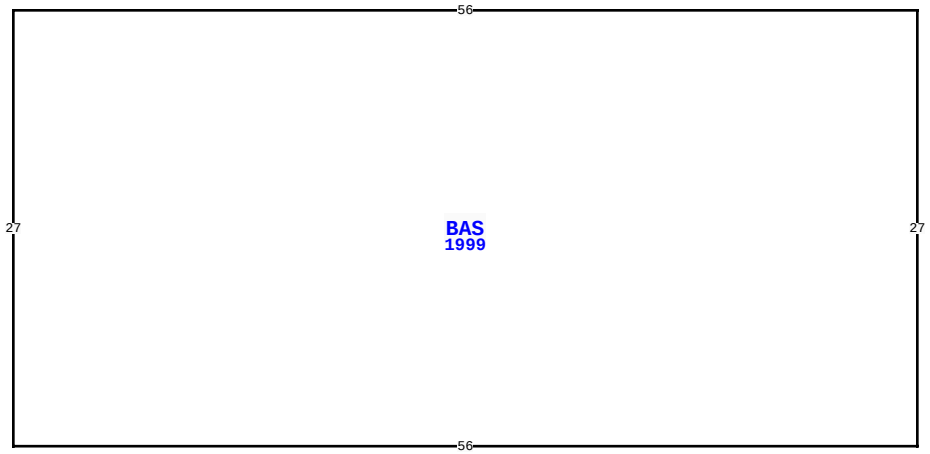
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1999	1,512	47,846
TOTALS	1,512			1,512	47,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	105.48	159,486	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr 2026



95458 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,846
TOTAL MARKET OB/XF VALUE		5,446
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		189,292
SOH/AGL Deduction		0
ASSESSED VALUE		189,292
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,881
TOTAL JUST VALUE		189,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018564	GARAGE	11,550	07/01/2001
992811	MH MOVE-ON	0	08/01/1999
8011	MH MOVE-ON	18,000	01/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2826/110	8/21/2025	SW	Q	I	01	260,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: FOWLER ARIEL						
2055/1040	6/13/2016	SW	U	I	12	50,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: TIFTON NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S27 E56 N27$.

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	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
2	0510	GARAGE WD-	0	100	21	22	462.00	SF	35.00	35.00	100	2001	2001	3	27	4,366	
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2013	2013	3	50	840	

LAND DESCRIPTION

TOTAL OB/XF 5,446

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	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	100,000.00	100,000.00	136,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.36 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 07/09/2026 BY SYS