



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		30	VINYL 100		0800	02	1,904	115.2000	103.68	197,407	2024	2024	0	0	0	1.00	99.00	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2025													Heated Area: 1904 HX Base Yr 2025												
Roof Cover		03	COMP SHNGL 100		2868 BAS 2025 2868													BUILDING MARKET VALUE 195,433												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 12,000												
Interior Floo		08	SHT VINYL 70															TOTAL LAND VALUE - MARKET 106,000												
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE 313,433												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction 2,687												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE 310,746												
Bedrooms			3 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Bathrooms			2 100															BASE TAXABLE VALUE 259,335												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE 313,433												
Stories		1.	1. 100															NCON VALUE 0												
Units			0 100		INCOME VALUE																									
					PREVIOUS YEAR MKT VALUE 302,576																									
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	1,904	100	2025	1,904	195,433																									
TOTALS		1,904			1,904	195,433																								
EXTRA FEATURES					95518 MOBLEY HEIGHTS RD, FERNANDINA BEACH																									
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	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000															
2	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000															
LAND DESCRIPTION										TOTAL OB/XF 12,000																				
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						
1	000100	C	RES	100		OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	100,000.00	100,000.00	106,000													
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.06		Total Land Value: 106,000				Market: 0				Agricultural: 0				Common: 106,000				PRINTED 07/09/2026 BY SYS						