LOT 4
IN OR 1978/748
MOBLEY HEIGHTS NORTH 2 PB5/316

CHOFFIN DAWN M
95322 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1400-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

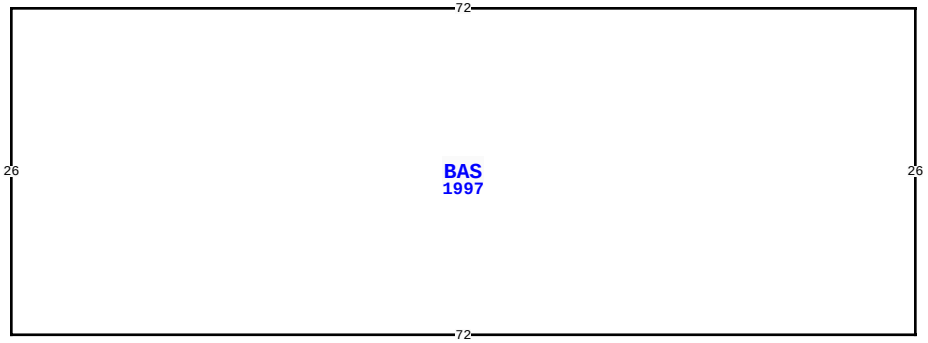
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1997	1,872	62,472
TOTALS	1,872			1,872	62,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	123.6000	111.24	208,241	1996	1996	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2016 Heated Area: 1872 HX Base Yr 2016



95322 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,472
TOTAL MARKET OB/XF VALUE		2,980
TOTAL LAND VALUE - MARKET		149,000
TOTAL MARKET VALUE		214,452
SOH/AGL Deduction		122,487
ASSESSED VALUE		91,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,554
TOTAL JUST VALUE		214,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971633	MH MOVE-ON	0	01/01/1997
94-362	MH MOVE-ON	20,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0748	4/14/2015	WD	U	I	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: CHOFFIN DAWN M						
1725/1719	2/23/2011	WD	U	I	12	100
GRANTOR: BYRD KENNETH D & KERR						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W72 S26 E72 N26$.

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	10	16	160.00	SF	10.00	10.00	100	1997	1997	3	20	320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,980

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		OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	100,000.00	100,000.00	149,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.49 Total Land Value: 149,000 Market: 0 Agricultural: 0 Common: 149,000 PRINTED 07/09/2026 BY SYS