LOT 5 (EX E5 FT)
IN OR 2671/1222
MOBLEY HEIGHTS NORTH 2 PB5/316

NGUYEN LONG
95348 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1400-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

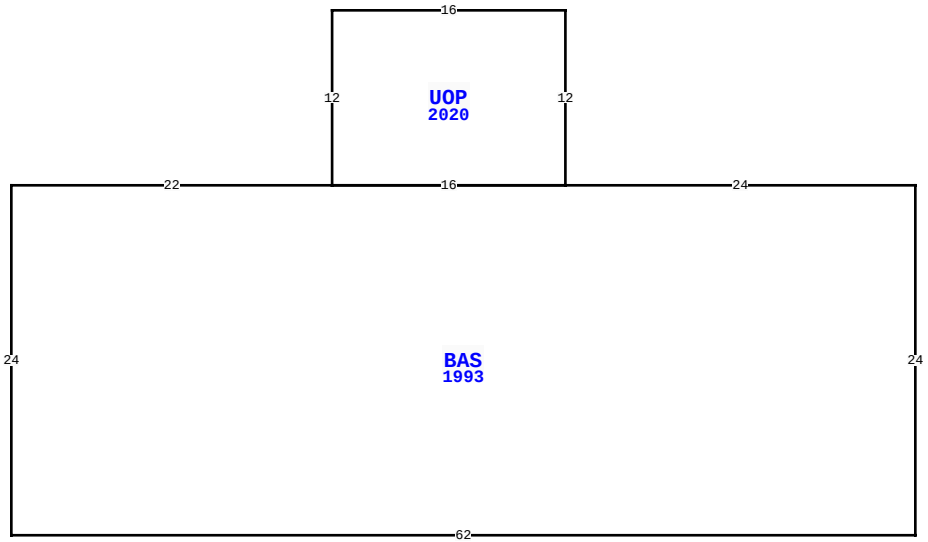
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	31,127
UOP	192	25	2020	48	1,004
TOTALS	1,680			1,536	32,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	82.0400	69.73	107,105	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1488 HX Base Yr 2025



95348 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE	03/12/2015 KK	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		32,132
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		176,332
SOH/AGL Deduction		0
ASSESSED VALUE		176,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,921
TOTAL JUST VALUE		176,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9121	MH MOVE-ON	29,000	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1222	9/16/2023	QC	U	I	11	100
GRANTOR: NGUYEN LINH						
GRANTEE: NGUYEN LONG						
2214/1792	7/26/2018	SW	U	I	12	54,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NGUYEN LINH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W16 W22 S24 E62 N24 $
UOP=[YR=2020;ORIG=-24,0] W16 N12 E16 S12 $
.

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	10	100.00	SF	10.00	10.00	100	1992	1992	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	1.44	AC		1.00	1.00	1.00	100,000.00	100,000.00	144,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.44 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/09/2026 BY SYS