

LOT 6  
IN OR 1846/1300  
MOBLEY HEIGHTS NORTH 2 PG5/316

NAPIER JOHNNY E & GLORIA A  
95358 MOBLEY HEIGHTS RD  
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1400-0006-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 14               | CARPET 70        |      |              |                      |
| Interior Floor           | 12               | HARDWOOD 30      |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 | 02               | 4 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 06               | Quality Level 06 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| 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                      | 1,368            | 100              | 2000 | 1,368        | 168,082              |
| FOP                      | 8                | 30               | 2000 | 2            | 246                  |
| FOP                      | 82               | 30               | 2000 | 25           | 3,072                |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 1,458            |                  |      | 1,395        | 171,400              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |             |             |                   |                |           |      |                |                 |   |       |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|-----------|------|----------------|-----------------|---|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB       | EYB  | ECON           | FNCT            |   | NORM  | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 01  | 1,395       | 133.3540    | 140.02            | 195,328        | 2000      | 2000 | 0              | 0               | 0 | 12.25 | 87.75  |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | 100% - 2022 |             | Heated Area: 1368 |                |           |      |                | HX Base Yr 2022 |   |       |        |
| <p>Diagram showing property dimensions and area calculations. The lot is irregular with a total area of 1,458 sq ft. The diagram includes labels for 'BAS 2000' and 'FOP 2000'.</p> <p>Dimensions (feet):</p> <ul style="list-style-type: none"><li>Top: 48</li><li>Right: 14</li><li>Bottom Right: 2, 2</li><li>Bottom: 10</li><li>Bottom Left: 10</li><li>Left: 20</li><li>Internal Dimensions: 14, 11, 2, 11, 6, 16, 3, 2, 6, 6</li></ul> <p>Area Calculations:</p> <ul style="list-style-type: none"><li>BAS 2000: 1368</li><li>FOP 2000: 90</li><li>Total Area: 1458</li></ul> |     |             |             |                   |                |           |      |                |                 |   |       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |             |             | BLD DATE          |                | LGL DATE  |      |                |                 |   |       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |             |             | XF DATE           |                | LAND DATE |      | 05/09/2025 MLU |                 |   |       |        |