LOT 8
IN OR 1070/1258
MOBLEY HEIGHTS NORTH 2 PB5/316

MCMANUS DAVID R & ANGELA M
95392 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1400-0008-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

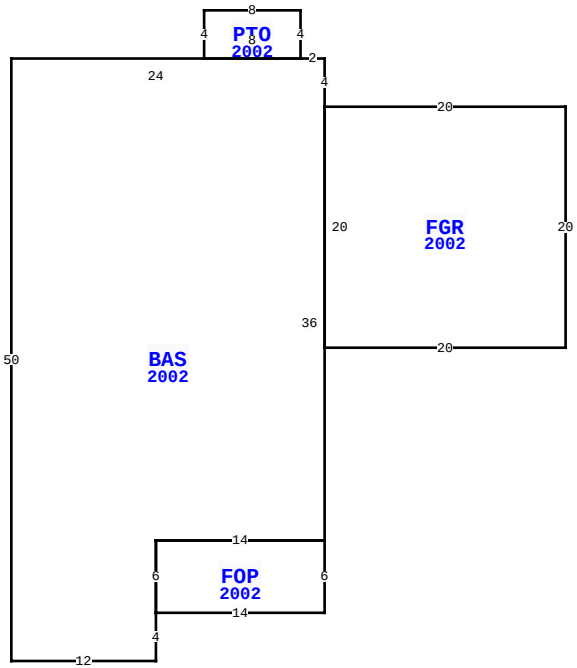
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	2002	1,160	124,786
FGR	400	55	2002	220	23,666
FOP	84	30	2002	25	2,689
PTO	32	5	2002	2	215
TOTALS	1,676			1,407	151,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	115.4400	121.21	170,542	2002	2002	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2003 Heated Area: 1160 HX Base Yr 2003



95392 MOBLEY HEIGHTS RD, FERNANDINA BEACH

BLD DATE		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		151,356
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		173,000
TOTAL MARKET VALUE		324,356
SOH/AGL Deduction		191,248
ASSESSED VALUE		133,108
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,697
TOTAL JUST VALUE		324,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210062	NEW CONSTR	95,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/1258	7/24/2002	WD	U	I	10	30,600
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: MCMANUS DAVID R & A						
0690/1414	10/20/1993	AD	U	V	11	33,300
GRANTOR: DOUGLAS ARTHUR & BARB						
GRANTEE: MCMANUS DAVID & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W20 BAS=[YR=2002] N4 W2 PTO=[YR=2002] N4 W8 S4 E8 $ W24 S50 E12 N4 FOP=[YR=2002] E14 N6 W14 S6 $ N6 E14 N36 $ S20 E20 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.73	AC		1.00	1.00	1.00	100,000.00	100,000.00	173,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 1.73 Total Land Value: 173,000 Market: 0 Agricultural: 0 Common: 173,000 PRINTED 07/09/2026 BY SYS