

E290.37 FT OF S150 FT OF LOT 1
IN OR 2669/48
MOBLEY HEIGHTS NORTH 3 PB 6/39

DAVIS HEIDI IRETA
95012 PEPPERS PLACE
FERNANDINA BEACH, FL 32034

2026

35-2N-28-1401-0001-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	04	Quality Level 04			
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	2,067	100	2004	2,067	124,826
FOP	200	30	2021	60	3,624
UOP	143	25	2021	36	2,174
TOTALS	2,410			2,163	130,624

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,163	134.2000	120.78	261,247	2004	2004	0	0	0 50.00	50.00
1 M/H 94+ 50% - 2008 Heated Area: 2067 HX Base Yr 2008											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										130,624		
TOTAL MARKET OB/XF VALUE										3,010		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										218,634		
SOH/AGL Deduction										78,702		
ASSESSED VALUE										139,932		
TOTAL EXEMPTION VALUE					HA HAB					25,885		
BASE TAXABLE VALUE										114,047		
TOTAL JUST VALUE										218,634		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										216,346		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2669/48		9/12/2023		QC	U	I	11	100				
GRANTOR: PETERSON DURAND & CAR												
GRANTEE: DAVID HEIDI IRETA												
1297/0263		2/23/2005		WD	Q	V	05	30,000				
GRANTOR: DOUGLAS ARTHUR B & BA												
GRANTEE: PETERSON DURAND & H												
BUILDING NOTES												