

LOT 8
IN OR 2191/819
HOLLY POINT EAST PB 6/160

WATSON ROCHELLE L/E/
95015 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525F-0008-0000



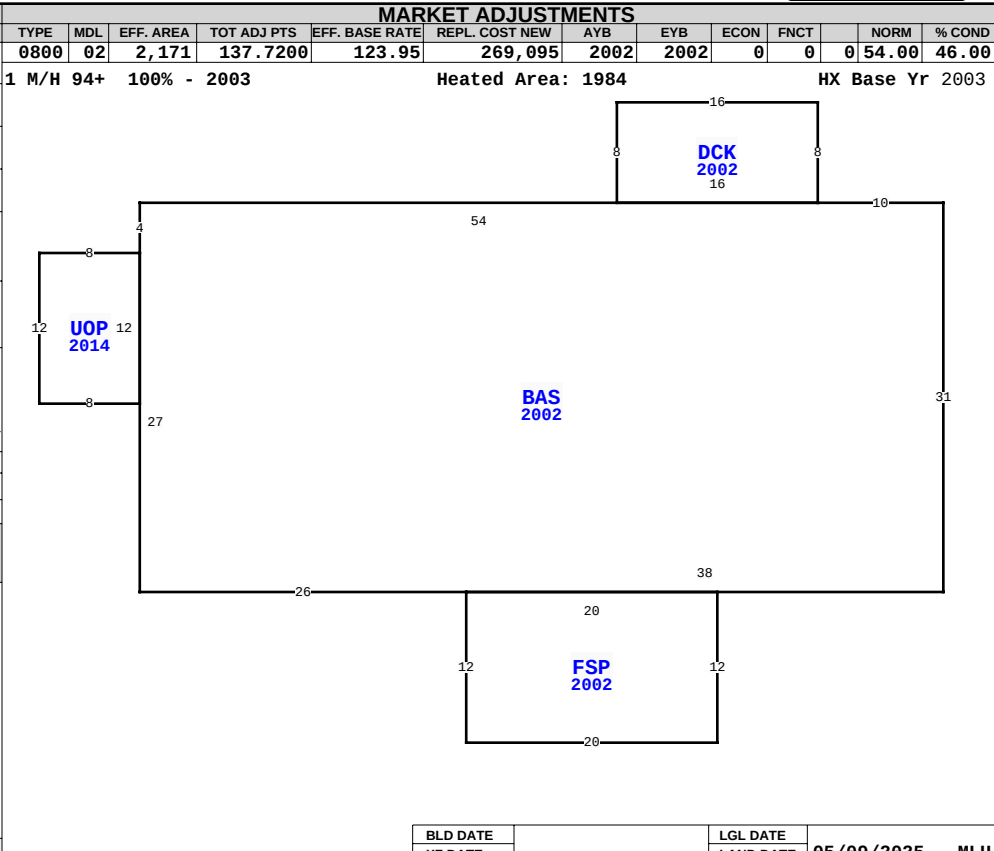
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2002	1,984	113,122
DCK	128	15	2002	19	1,083
FSP	240	60	2002	144	8,211
UOP	96	25	2014	24	1,369
TOTALS	2,448			2,171	123,784

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	
3	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



95015 MOBLEY HEIGHTS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	123,784		
TOTAL MARKET OB/XF VALUE	9,432		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	233,216		
SOH/AGL Deduction	135,839		
ASSESSED VALUE	97,377		
TOTAL EXEMPTION VALUE	HX HB WX 56,411		
BASE TAXABLE VALUE	40,966		
TOTAL JUST VALUE	233,216		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,375		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209887	XFOB	4,500	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2191/0819	4/20/2018	QC	U	I	11	100	
GRANTOR: WATSON CHARLES M & RO							
GRANTEE: WATSON CHARLES R &							
1002/0235	8/09/2001	WD	U	I	13	30,000	
GRANTOR: COATES JOSEPH A & TER							
GRANTEE: WATSON CHARLES M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W10 DCK=[YR=2002] N8 W16 S8 E16 \$ W54 S4											
UOP=[YR=2014] W8 S12 E8 N12\$ S27 E26 FSP=[YR=2002] S12 E20											
N12 W20\$ E38 N31\$.											