BLOCK 1 LOT 27
ESMT OR 1430/1169
SPRING HILL SUB PB 5/32

PEAK WILLIAM/PEAK BAILEA
95210 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

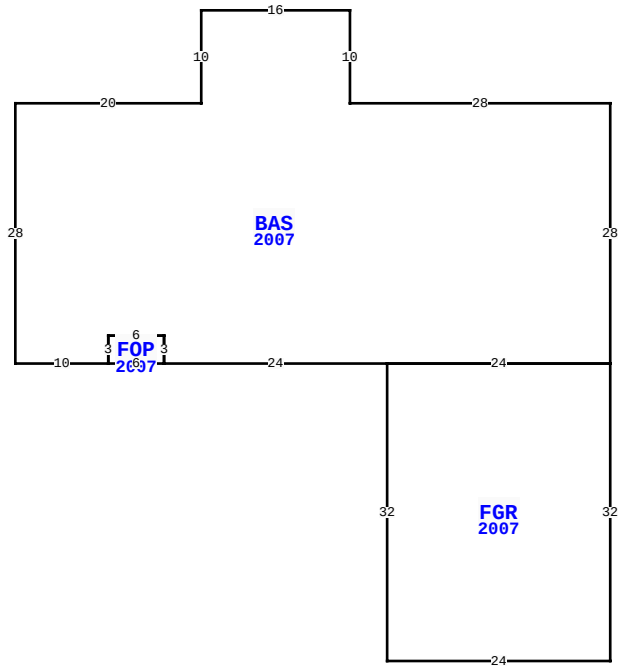
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	2007	1,934	237,251
FGR	768	55	2007	422	51,769
FOP	18	30	2007	5	613
TOTALS	2,720			2,361	289,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	127.6891	134.07	316,539	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2026 Heated Area: 1934 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95210 MOBLEY HEIGHTS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,672
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	419,672
SOH/AGL Deduction	0
ASSESSED VALUE	419,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,672
TOTAL JUST VALUE	419,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19959	ELEC OTHER	0	09/01/2007
C09851	CO ISSUED	0	06/01/2002
B0209851	NEW CONSTR	145,216	06/01/2002
974041	ADDITION	28,560	06/01/1997
7725	MH MOVE-ON	3,000	02/22/1989
4457	N/A	14,440	10/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2825/1055	10/23/2025	QC	U	I	11	137,000
GRANTOR: PEAK-ADAMS CAROLYN						
GRANTEE: PEAK WILLIAM						
2362/1937	5/20/2020	FJ	U	I	11	0
GRANTOR: ADAMS SCOTT JOSEPH ES						
GRANTEE: PEAK-ADAMS CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W28 N10 W16 S10 W20 S28 E10 FOP=[YR=2007] E6 N3 W6 S3$ N3 E6 S3 E24 FGR=[YR=2007] S32 E24 N32 W24$ E24 N28$.

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

BLOCK 1 LOT 27
ESMT OR 1430/1169
SPRING HILL SUB PB 5/32

PEAK WILLIAM/PEAK BAILEA
95210 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

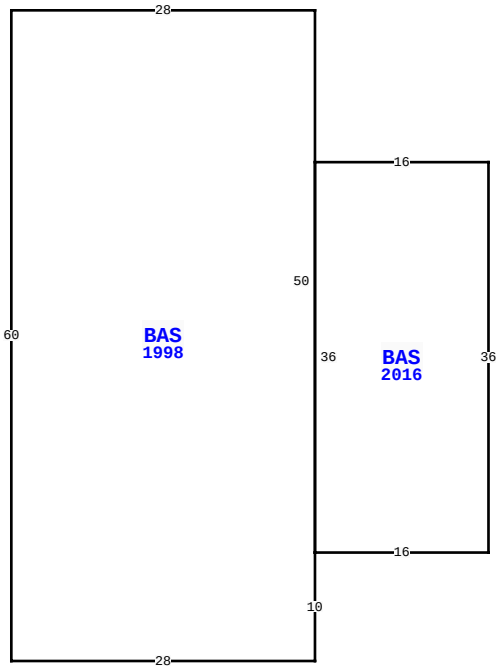
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	1,680	100	1998	1,680	22,370
BAS	576	100	2016	576	7,669
TOTALS	2,256			2,256	30,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,256	59.8878	23.36	52,700	1998	2000	0	0	0	43.00	57.00

3 GARAGE RES 0% - 2026 Heated Area: 2256 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95210 MOBLEY HEIGHTS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,672
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	419,672
SOH/AGL Deduction	0
ASSESSED VALUE	419,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,672
TOTAL JUST VALUE	419,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2825/1055	10/23/2025	QC	U	I	11	137,000
GRANTOR: PEAK-ADAMS CAROLYN						
GRANTEE: PEAK WILLIAM						
2362/1937	5/20/2020	FJ	U	I	11	0
GRANTOR: ADAMS SCOTT JOSEPH ES						
GRANTEE: PEAK-ADAMS CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W28 S60 E28 N10 BAS=[YR=2016] E16 N36 W16 S36$ N50 $.

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS