

BLOCK 1 LOTS 29 & 30
IN OR 2497/1033
R108122 & R108123

LACOSS ADRIANA & DAVID
95190 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0290



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	13	LVT/LAMMT 60			
Interior Floor	11	CLAY TILE 40			
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			
Quality	03	Quality Level 03			
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	1,440	100	1993	1,440	43,036
UOP	198	25	2014	50	1,494
TOTALS	1,638			1,490	44,530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,490	117.2000	99.62	148,434	1983	1983	0	0	0 70.00	30.00
1 M/H 93- 100% - 2024 Heated Area: 1440 HX Base Yr 2024											
24 22 38 24 18 11 11 18 BAS 1993 UOP 2014											
BLD DATE XF DATE INC DATE											
95190 MOBLEY HEIGHTS RD, FERNANDINA BEACH										LGL DATE LAND DATE AG DATE	05/09/2025 MLU

EXTRA FEATURES										95190 MOBLEY HEIGHTS RD, FERNANDINA BEACH				AG DATE			
L N	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	