BLOCK 2 S100 FT OF LOT 22
IN OR 2311/1995
SPRING HILL SUB PB 5/32

BAKER TAYLOR A JR
95154 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0002-0222

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

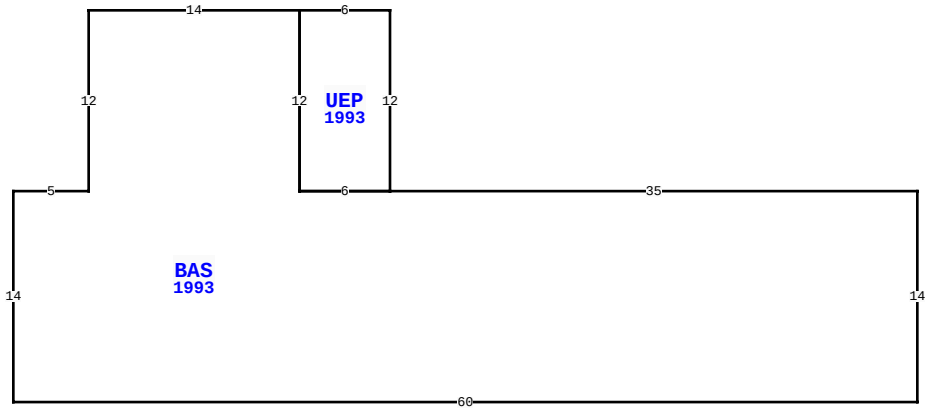
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	52,412
UEP	72	70	1993	50	2,600
TOTALS	1,080			1,058	55,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,058	109.2300	92.85	98,235	1987	2007	0	0	0	44.00	56.00

1 M/H 93- 100% - 2020 Heated Area: 1008 HX Base Yr 2020



95154 MOBLEY HEIGHTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,012
TOTAL MARKET OB/XF VALUE		264
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		155,276
SOH/AGL Deduction		100,884
ASSESSED VALUE		54,392
TOTAL EXEMPTION VALUE	HX HB	29,392
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6170	REMODEL	6,360	12/15/1989
5132	ADDITION	2,040	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1995	10/08/2019	WD	Q	I	02	85,000
GRANTOR: MILLER JAMES J & SUSA						
GRANTEE: BAKER TAYLOR A JR						
2261/1759	3/16/2019	QC	U	I	11	100
GRANTOR: MILLER SUSAN L						
GRANTEE: MILLER JAMES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UEP=[YR=1993] N12 W6 S12 E6 $ W6 N12 W14 S12 W5 S14 E60 N14 $.

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
1	0754	FOP	0	100	8	11	88.00	SF	15.00	15.00	100	1996	1996	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 264

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS