

NGUYEN THOMAS
95136 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0002-0240

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,35210019981,35249,913

TOTALS1,3521,35249,913

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

11242WD DECK A0100820160.00SF10.0010.0010019981998320

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARACTUAL Q% COND ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

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REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0800021,352

117.2000

105.48

142,609

1998

1998

ECONFNCT00

NORM% COND

065.0035.00

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE49,913

TOTAL MARKET OB/XF VALUE320

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE150,233

SOH/AGL Deduction0

ASSESSED VALUE150,233

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE98,822

TOTAL JUST VALUE150,233

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE154,194

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2390/15179/04/2020WDQI0195,000

GRANTOR: MEIRES JAN L

GRANTEE: NGUYEN THOMAS

1516/19928/03/2007QCQI01100

GRANTOR: GRAY KEOKI P & JAN L

GRANTEE: MEIRES JAN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S26 E52 N26\$.

95136 MOBLEY HEIGHTS RD, FERNANDINA BEACH FL 32084

BLD DATEXF DATEFINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU