

PT OF SE1/4 OF NW1/4 OF
SEC 12-2N-26E IN OR 2315/948 &
ESMT IN OR 1601/667

MOBLEY JEANETTE E LIVING TRUST/MOBLEY JEANETTE E T
95421 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-26-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
DOR CODE		5000 IMPROVED AG																													
MAP NUM										MKT AREA		05																			
NEIGHBORHOOD/LOC		5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										236 SR 200, YULEE																					
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000															
LAND DESCRIPTION										TOTAL OB/XF										6,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
2	005401	A	TIMB2-1 SI	0			0.00	0.00	7.79	AC		1.00	1.00	1.00	790.00	790.00	6,154														
3	005901	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	225.00	225.00	675														
4	005980	A	PIT-WASTE	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	50.00	50.00	350														
5	009910	M	MKT. VAL. AG	0			0.00	0.00	17.79	AC		1.00	1.00	1.00	14,000.00	14,000.00	249,060														
REVIEW DATE		01/01/2018		BY		MH		Total Acres: 18.79		Total Land Value: 52,179		Market: 249,060		Agricultural: 7,179		Common: 45,000		PRINTED 08/02/2023 BY SYS													