

PT SEC 35-2N-28E
IN OR 2040/1337
AKA LOT 18 MOBLEY HEIGHTS UNR

BROOKS BRENDA K
95215 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

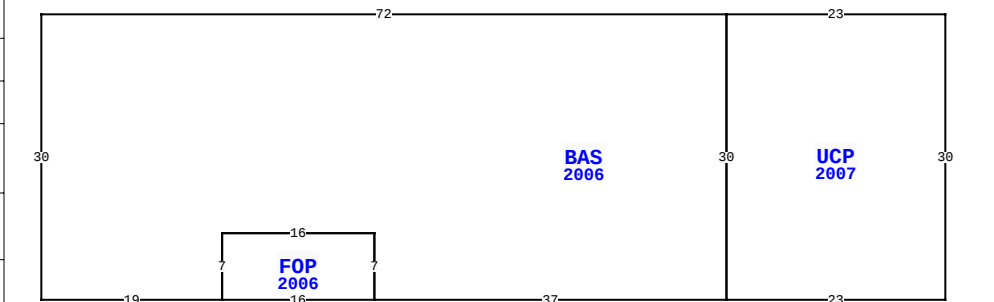
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2,048	110,137
FOP	112	30	34	1,828
UCP	690	20	138	7,421
TOTALS	2,850		2,220	119,387

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	70	3	210.00	SF	6.50	6.50
3	1242	WD DECK A	0 100	0	0	380.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.11

REVIEW DATE 06/08/2018 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,220	128.0400	89.63	198,979	2006	2006	0	0	40.00	60.00
1 M/H 94+ - 100% - 2017 Heated Area: 2048 HX Base Yr 2017											



95215 DOUGLAS RD, FERNANDINA BEACH	BLD DATE 02/04/2008	RK	LGL DATE 05/30/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		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	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0 100	70	3	210.00	SF	6.50	6.50	100	2007	2007	3	89	1,215	
3	1242	WD DECK A	0 100	0	0	380.00	SF	10.00	10.00	100	2010	2010	3	50	1,900	

TOTAL OB/XF										6,300									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250		

Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										137,419									
TOTAL MARKET OB/XF VALUE										6,300									
TOTAL LAND VALUE - MARKET										158,250									
TOTAL MARKET VALUE										301,969									
SOH/AGL Deduction										189,641									
ASSESSED VALUE										112,328									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										57,328									
TOTAL JUST VALUE										301,969									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										215,416									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012925	XFOB-SOLAR SYSTEM	40,000	12/23/2020
B1807288	GARAGE	38,572	01/01/2018
R10675	REPAIR/RRF	2,500	08/01/2007
C4927	CO ISSUED	0	04/01/2007
E19135	ELEC OTHER	0	04/01/2007
MH4927	MH MOVE-ON	0	04/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2040/1337	4/15/2016	WD	Q	I	01	162,500	
GRANTOR: SMITH JAMES & ALICIA							
GRANTEE: BROOKS WINDLE GROVE							
1388/1129	2/13/2006	WD	Q	V		82,000	
GRANTOR: BARBER ONLY J JR & ED							
GRANTEE: SMITH JAMES & ALICI							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UCP=[YR=2007] W23 BAS=[YR=2006] W72 S30 E19 FOP=[YR=2006] E16 N7 W16 S7 \$ N7 E16 S7 E37 N30 \$ S30 E23 N30 \$.									

BROOKS BRENDA K
95215 DOUGLAS RD
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0120

[illegible]