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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

236 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	294,060
TOTAL MARKET VALUE	58,218
SOH/AGL Deduction	17,326
ASSESSED VALUE	40,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,892
TOTAL JUST VALUE	300,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,060

ALSO SEE ADJCNT PRCL: 0002-0020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0948	9/27/2019	TD	U	I	11	100
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: MOBLEY JEANETTE ELI						
2224/0335	9/18/2018	WD	Q	I	01	200,000
GRANTOR: GOODE GEORGE						
GRANTEE: MOBLEY JEANETTE E						

BUILDING NOTES

BUILDING DIMENSIONS

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	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

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	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		OR	0.00	0.00	7.79	AC		1.00	1.00	1.00	795.00	795.00	6,193							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	225.00	225.00	675							
4	005980	A	PIT-WASTE	0		OR	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		OR	0.00	0.00	17.79	AC		1.00	1.00	1.00	14,000.00	14,000.00	249,060							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 18.79 Total Land Value: 52,218 Market: 249,060 Agricultural: 7,218 Common: 45,000 PRINTED 08/06/2024 BY SYS