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

2024

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

BUILDING CHARACTERISTICS

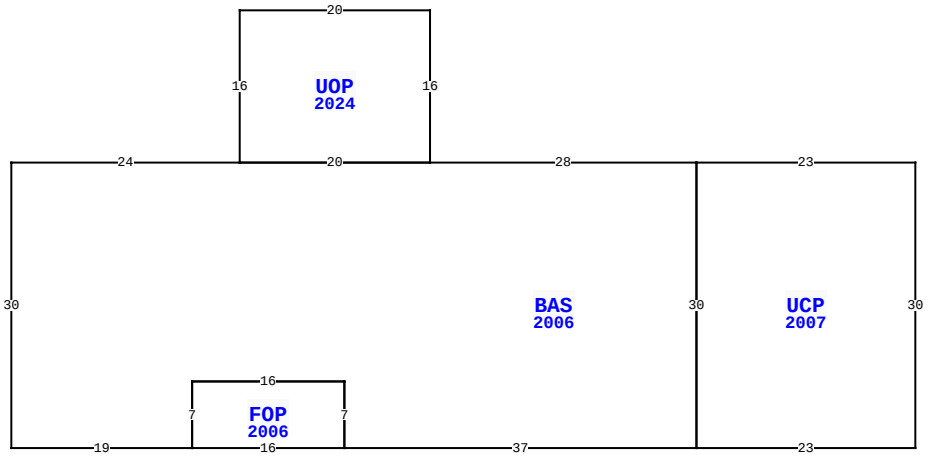
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	119,948
FOP	112	30	34	1,991
UCP	690	20	138	8,082
UOP	320	25	80	4,685
TOTALS	3,170		2,300	134,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,300	134.6400	100.98	232,254	2006	2006	0	0	0	42.00	58.00

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		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,551
TOTAL MARKET OB/XF VALUE		6,061
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		316,862
SOH/AGL Deduction		196,479
ASSESSED VALUE		120,383
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		65,383
TOTAL JUST VALUE		316,862
NCON VALUE		4,685
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,969

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

BAS=[YR=2006;ORIG=-23,0] W28 W20 W24 S30 E19 N7 E16 S7 E37 N30 $
UCP=[YR=2007;ORIG=0,0] W23 S30 E23 N30 $
FOP=[YR=2006;ORIG=-76,30] E16 N7 W16 S7 $
UOP=[YR=2024;ORIG=-51,0] W20 N16 E20 S16 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	70	3	210.00	SF	6.50	6.50	100	2007	2007	3	88	1,201	
3	1242	WD DECK A	0	100	0	0	380.00	SF	10.00	10.00	100	2010	2010	3	45	1,710	

LAND DESCRIPTION

TOTAL OB/XF 6,061

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	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							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS

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

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

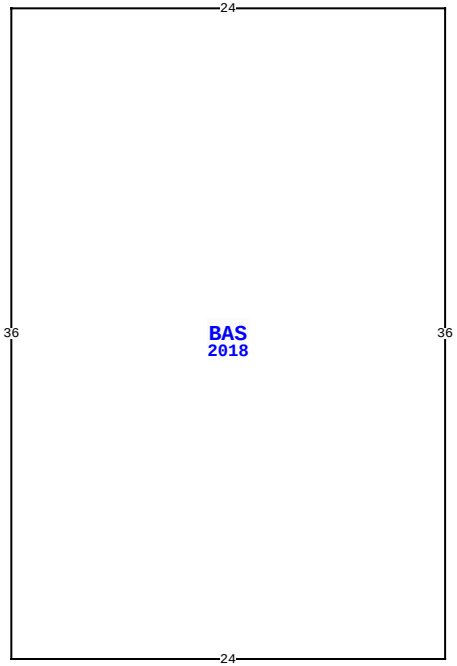
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	17,844
TOTALS	864		864	17,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	21.74	18,783	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2017 Heated Area: 864 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	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,551
TOTAL MARKET OB/XF VALUE		6,061
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		316,862
SOH/AGL Deduction		196,479
ASSESSED VALUE		120,383
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		65,383
TOTAL JUST VALUE		316,862
NCON VALUE		4,685
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12864	MECH OTHER	0	04/01/2007
P12332	OTHER	0	04/01/2007
WE00495	FOUNDATION	0	03/01/2007

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

BAS=[YR=2018] W24 S36 E24 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2024 BY NWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS