BLOCK 3 N25 FT OF E75 FT OF
LOT 18 IN OR 2671/1626
AMERICAN BEACH SUB 1 PB 2/42

MOBLEY OTIS C JR/MOBLEY JEANETTE ELIZABETH L/E
95421 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0003-0181

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	262,500
SOH/AGL Deduction	97,789
ASSESSED VALUE	164,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,711
TOTAL JUST VALUE	262,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1626	9/08/2023	TD	U	V	11	100
GRANTOR: MOBLEY JEANETTE ELIZA						
GRANTEE: MOBLEY TONYA R						
2126/1479	6/05/2017	MS	U	V	11	100
GRANTOR: MOBLEY JEANETTE G AKA						
GRANTEE: JEANETTE ELIZABETH						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		CG	25.00	50.00	25.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	262,500							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS