BLOCK 3 S25 FT OF E75 FT OF 18
IN OR 2497/1482
AMERICAN BEACH SUB 1 PB 2/42

MOBLEY JEANETTE E REV LVG TRUST/MOBLEY JEANETTE E
95421 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0003-0182

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

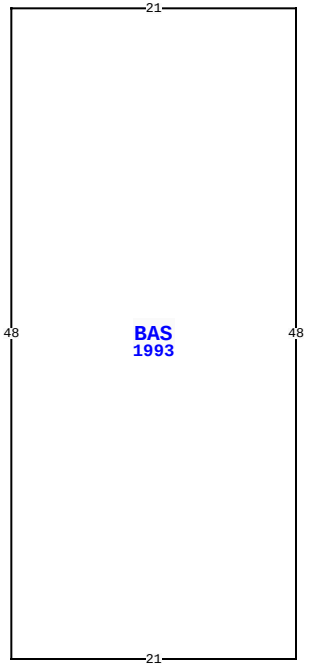
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	27,506
TOTALS	1,008			1,008	27,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,008	65.2050	90.96	91,688	1953	1953	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 0 Heated Area: 1008 HX Base Yr



5487 GREGG ST, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	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	27,506
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,875
TOTAL MARKET VALUE	224,381
SOH/AGL Deduction	0
ASSESSED VALUE	224,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,381
TOTAL JUST VALUE	224,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002349	REPAIR/RRF	1,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1482	9/13/2021	TD	U	I	11	100
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: MOBLEY JEANETTE E R						
2381/0926	7/31/2020	WD	Q	I	01	120,000
GRANTOR: WILLIAMS PEARL & LINC						
GRANTEE: MOBLEY JEANETTE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S48 E21 N48$.

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	001100	C	STORE 1FLR	0		CG	25.00	50.00	25.00	FF		1.00	1.00	0.75	10,500.00	7,875.00	196,875							

REVIEW DATE 01/14/2021 BY HSA Total Acres: 0.00 Total Land Value: 196,875 Market: 0 Agricultural: 0 Common: 196,875 PRINTED 07/30/2025 BY SYS