PT GOVT LOT 4 OF SEC 6-2N-27E
IN OR 2033/59

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5871

2025

06-2N-27-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

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

MENTORIA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		202,725
TOTAL MARKET VALUE		202,725
SOH/AGL Deduction		0
ASSESSED VALUE		202,725
TOTAL EXEMPTION VALUE	05	202,725
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,725

APPRX 4.25 AC RETENTION POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2033/0059	10/13/2014	FJ	U	V	18	0
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: STATE OF FLORIDA DO						
1522/0919	4/13/2007	QC	Q	V	01	100
GRANTOR: MOBLEY OTIS C SR						
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

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	008700	C	STATE	0	0007	CHT	0.00	0.00	8.11	AC		1.00	1.00	1.00	25,000.00	25,000.00	202,725							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 8.11 Total Land Value: 202,725 Market: 0 Agricultural: 0 Common: 202,725 PRINTED 07/30/2025 BY SYS