

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

2025

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION BY STANDARD											
																		Tax Group: 4 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 6,000											
																		TOTAL LAND VALUE - MARKET 302,955											
																		TOTAL MARKET VALUE 57,867											
																		SOH/AGL Deduction 13,959											
																		ASSESSED VALUE 43,908											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 43,908											
TOTAL JUST VALUE 308,955																													
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																													
TOTALS						236 SR 200, YULEE												BLD DATE LGL DATE 05/13/2025 MLU											
EXTRA FEATURES						XF DATE LAND DATE 06/10/2025 KBA												INC DATE AG DATE											
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														
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	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	TIMBER 1 P	0		OR	0.00	0.00	7.79	AC		1.00	1.00	1.00	750.00	750.00	5,842												
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	MARKET VALUE	0		OR	0.00	0.00	17.79	AC		1.00	1.00	1.00	14,500.00	14,500.00	257,955												
REVIEW DATE 02/14/2024 BY KBA Total Acres: 18.79 Total Land Value: 51,867 Market: 257,955 Agricultural: 6,867 Common: 45,000 PRINTED 07/30/2025 BY SYS																													