

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2006	2,048	131,249
FOP	112	30	2006	34	2,179
UCP	690	20	2007	138	8,844
UOP	320	25	2024	80	5,127
TOTALS	3,170			2,300	147,399

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	114.44	263,212	2006	2006	0	0	44.00	56.00
1 M/H 94+ - 100% - 2017 Heated Area: 2048 HX Base Yr 2017											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			166,063
TOTAL MARKET OB/XF VALUE			5,823
TOTAL LAND VALUE - MARKET			211,000
TOTAL MARKET VALUE			382,886
SOH/AGL Deduction			259,012
ASSESSED VALUE			123,874
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			68,152
TOTAL JUST VALUE			382,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,862

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
2773/1153	3/10/2025	WD	U	I	11	100
GRANTOR: BROOKS BRENDA K						
GRANTEE: BROOKS BRENDA KAY R						
2040/1337	4/15/2016	WD	Q	I	01	162,500
GRANTOR: SMITH JAMES & ALICIA						
GRANTEE: BROOKS WINDLE GROVE						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	70	210.00	SF	6.50	6.50	100	2007	2007	3	87	1,188	
3	1242	WD DECK A	0	100	0	380.00	SF	10.00	10.00	100	2010	2010	3	40	1,520	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
02/04/2008		05/09/2025	MLU

BUILDING NOTES	
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 \$	
POP=[YR=2006;ORIG=-76,30] E16 N7 W16 S7 \$	
UOP=[YR=2024;ORIG=-51,0] W20 N16 E20 S16 \$	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	864	100	2018
TOTALS	864		18,664

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2017			Heated Area: 864			HX Base Yr 2017						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">24</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">24</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">36</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">36</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2018</div> </div>												
95215 DOUGLAS RD, FERNANDINA BEACH				BLD DATE	02/04/2008	RK	LGL DATE	05/09/2025	MLU			
				XF DATE			LAND DATE					
				INC DATE			AG DATE					

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,862

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
2773/1153	3/10/2025	WD	U	I	11	100
GRANTOR: BROOKS BRENDA K						
GRANTEE: BROOKS BRENDA KAY R						
2040/1337	4/15/2016	WD	Q	I	01	162,500
GRANTOR: SMITH JAMES & ALICIA						
GRANTEE: BROOKS WINDLE GROVE						

EXTRA FEATURES	
95215 DOUGLAS RD, FERNANDINA BEACH	

BUILDING NOTES	

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

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