PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 2126/1490 (EX UTIL ESMT IN

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

2025

44-2N-27-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

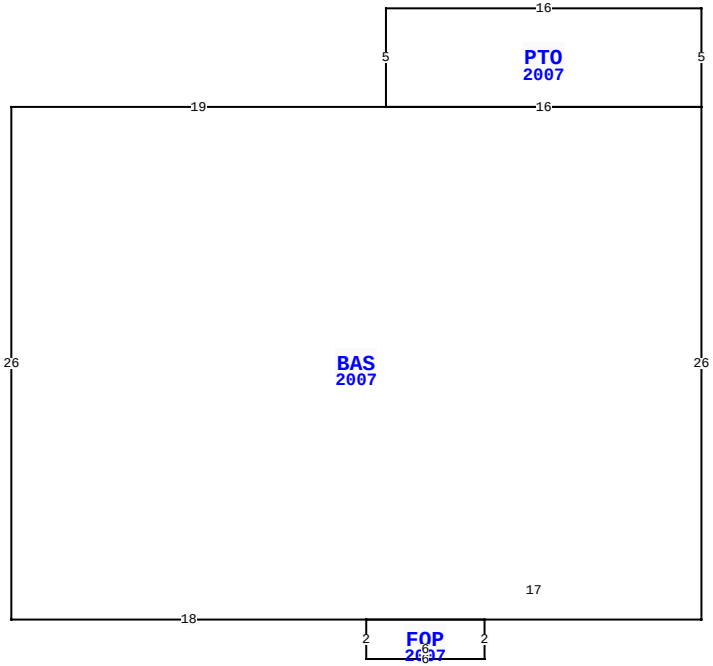
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2007	910	100,364
FOP	12	30	2007	4	442
PTO	80	5	2007	4	442
TOTALS	1,002			918	101,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	119.8800	119.88	110,050	2007	2007	0	0	0	8.00	92.00

2 SINGLE FAM – 0% - 0 Heated Area: 910 HX Base Yr



462973 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	101,246
TOTAL MARKET OB/XF VALUE	7,065
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	180,311
SOH/AGL Deduction	13,319
ASSESSED VALUE	166,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,992
TOTAL JUST VALUE	180,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13124	MECH OTHER	0	07/01/2007
C20038	CO ISSUED	80,000	06/01/2007
E19427	ELEC OTHER	2,000	06/01/2007
P12519	OTHER	0	06/01/2007
R10450	REPAIR/RRF	1,800	06/01/2007
B20038	NEW CONSTR	80,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/1490	6/05/2017	TD	U	I	11	100
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: JEANETTE ELIZABETH						
2093/0724	1/09/2017	WD	Q	I	01	130,000
GRANTOR: DWINNELL RICHARD & MA						
GRANTEE: MOBLEY JEANETTE E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W16 S5 BAS=[YR=2007] W19 S26 E18
FOP=[YR=2007] S2 E6 N2 W6$ E17 N26 W16$ E16 N5$.

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
1	0812	CONCRETE C	0	0	32	32	2,176.00	SF	4.00	4.00	100	2002	2002	3	80	6,963	
2	0810	CONCRETE A	0	0	3	6	18.00	SF	6.50	6.50	100	2007	2007	3	87	102	

LAND DESCRIPTION

TOTAL OB/XF 7,065

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		RM	115.00	150.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 05/05/2025 BY KWA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS