PT SEC 35-2N-28E
IN OR 2525/608

BROCKMAN BRANDI M
95135 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0115

BUILDING CHARACTERISTICS

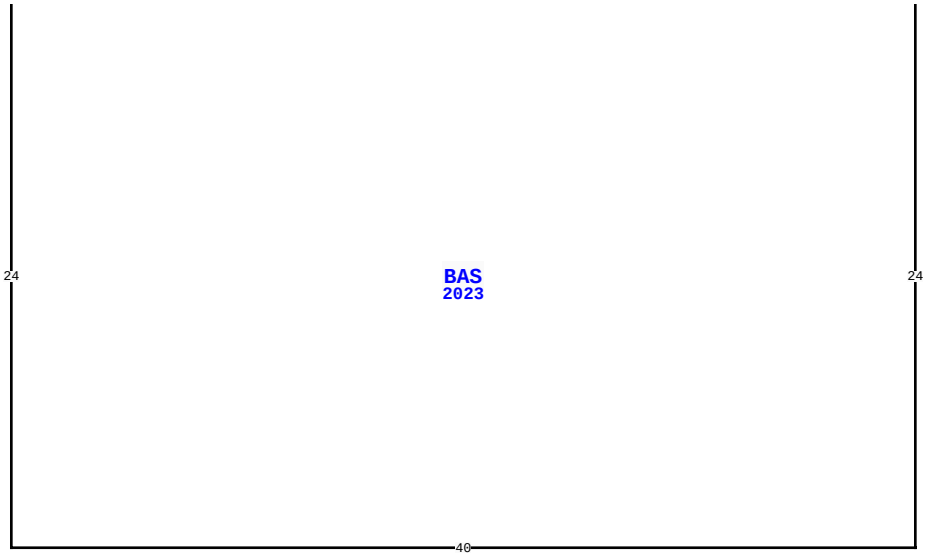
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE 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	1,160	100	2023	1,160	31,059
TOTALS	1,160			1,160	31,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,160	105.0000	89.25	103,530	1986	1986	0	0	0	70.00	30.00

2 M/H 93- 100% - 2025 Heated Area: 1160 HX Base Yr 2025



95135 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,059
TOTAL MARKET OB/XF VALUE		9,726
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		140,785
SOH/AGL Deduction		0
ASSESSED VALUE		140,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,374
TOTAL JUST VALUE		140,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005851			05/08/2023
22009525	MH MOVE-ON	0	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0608	12/29/2021	QC	U	V	11	100
GRANTOR: SHEFFIELD TIFFANY						
GRANTEE: BROCKMAN BRANDI M						
2523/1593	12/19/2021	FJ	U	I	11	100
GRANTOR: SHEFFIELD JAMES D EST						
GRANTEE: BROCKMAN BRANDI M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] S24 E40 N24 $
.

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	0350	CARPORT WD	0	100	17	18	306.00	SF	13.00	13.00	100	2023	2005		93	3,700	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	2023	2005		93	6,026	

LAND DESCRIPTION

TOTAL OB/XF 9,726

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/28/2023 BY DJ Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS