PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 2126/1463 (EX ST RD R/W)

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

2026

44-2N-27-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

462979 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	70,500
SOH/AGL Deduction	16,209
ASSESSED VALUE	54,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,291
TOTAL JUST VALUE	70,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22989	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/1463	6/05/2017	TD	U	I	11	100
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: JEANETTE ELIZABETH						
2023/1091	1/08/2016	WD	U	I	37	15,000
GRANTOR: QUATTLEBAUM KENNETH E						
GRANTEE: MOBLEY JEANETTE E						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1972		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1972		100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0004	RM	120.00	45.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/09/2026 BY SYS