



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	VALUATION SUMMARY																					
Exterior Wall	30	VINYL 100	0800	02	2,442	140.1600	98.11	239,585	2020	2020	0	0	2.00	98.00	STANDARD																					
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019													Heated Area: 2432										HX Base Yr 2019										
Roof Cover	03	COMP SHNGL 100	32 77 45 22 5.7 6 4 10 10 32 BAS 2020 FOP 2020																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	13	LVT/LAMNT 60																																		
Interior Floo	14	CARPET 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		4 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
Quality			05	Quality Level 05																																
DOR CODE			0200 MOBILE HOME																																	
MAP NUM			MKT AREA 04																																	
NEIGHBORHOOD/LOC			4004.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,432	100	2,432	233,832																																
FOP	32	30	10	961																																
TOTALS			2,464	2,442	234,793																															
EXTRA FEATURES			85212 LIL WILLIAM RD, FERNANDINA BEACH																																	
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																				
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
																	05/26/2023										MLU									
BUILDING NOTES																																				
BUILDING DIMENSIONS																																				
BAS=[YR=2020] W77 S32 E22 FOP=[YR=2020] E10 N4 W6 L4 D4 \$ U4 R4 E6 S4 E45 N32\$.																																				
LAND DESCRIPTION																																				
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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																			
REVIEW DATE 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																				