BLOCK 1 LOT 7
IN OR 827 PG 528
NASSAUVILLE WOODS PB 5/126

MARTIN STEFANI R BACON
PO BOX 1024
FERNANDINA BEACH, FL 32035-1024

2023

25-2N-27-1475-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

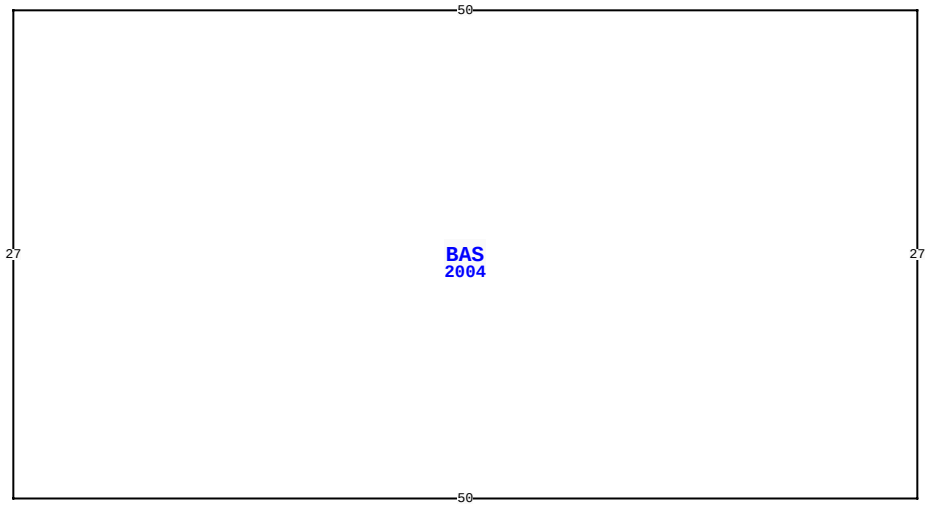
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,350	100	1,350	44,302
TOTALS	1,350		1,350	44,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,350	117.2000	82.04	110,754	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2005 Heated Area: 1350 HX Base Yr 2005



85262 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,302
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		130,622
SOH/AGL Deduction		77,935
ASSESSED VALUE		52,687
TOTAL EXEMPTION VALUE	HX HB	27,687
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003021	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0827/0528	3/24/1998	WD	Q	V		13,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: BACON-MARTIN STEFAN						
0727/0041	4/04/1995	PR	U	V	09	100
GRANTOR: AMER NATL BANK OF FLA						
GRANTEE: AMER NATL BANK OF F						

BUILDING NOTES

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
3	0940	SHEDS/PORT	0	100	22	10	220.00	SF	30.00	30.00	100	2000	2000	3	20	1,320	

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S27 E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	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 04/06/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS