BLOCK 1 LOT 10
IN OR 908/225
R787442 & R787443

MENTER DOROTHY J EST
85324 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0100

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	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	04	Quality Level 04

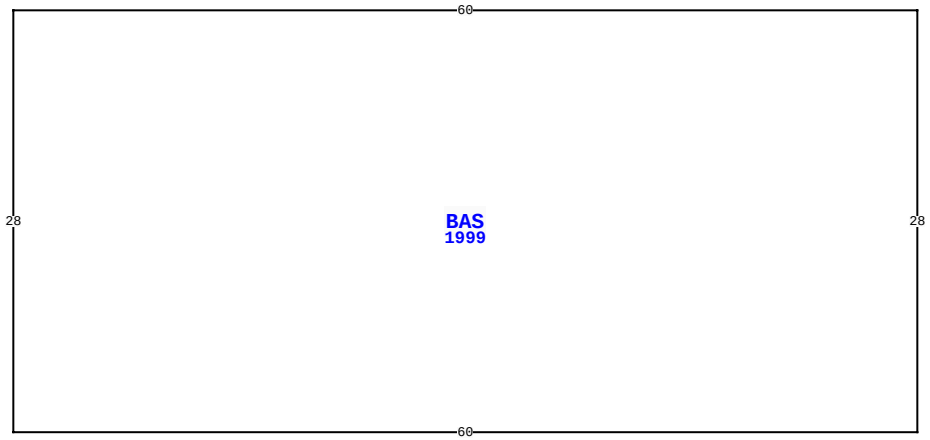
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	69,737
TOTALS	1,680		1,680	69,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	90.24	151,603	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



85324 LIL WILLIAM RD, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,737
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	157,677
SOH/AGL Deduction	50,515
ASSESSED VALUE	107,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,162
TOTAL JUST VALUE	157,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992906	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0908/0225	11/16/1999	WD	Q	V		15,000

GRANTOR: SHEFFIELD WILLIAM F &
GRANTEE: MENTER DOROTHY J

0727/0041	4/04/1995	PR	U	V	09	100

GRANTOR: AMER NATL BANK OF FLA
GRANTEE: AMER NATL BANK OF F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S28 E60 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0		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