BLOCK 1 LOT 12
EX ESMT PT OR 556/654
NASSAUVILLE WOODS PB 5/126

BERGSTROM GREGORY K
861369 WORTHINGTON DR
YULEE, FL 32097

2023

25-2N-27-1475-0001-0120

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

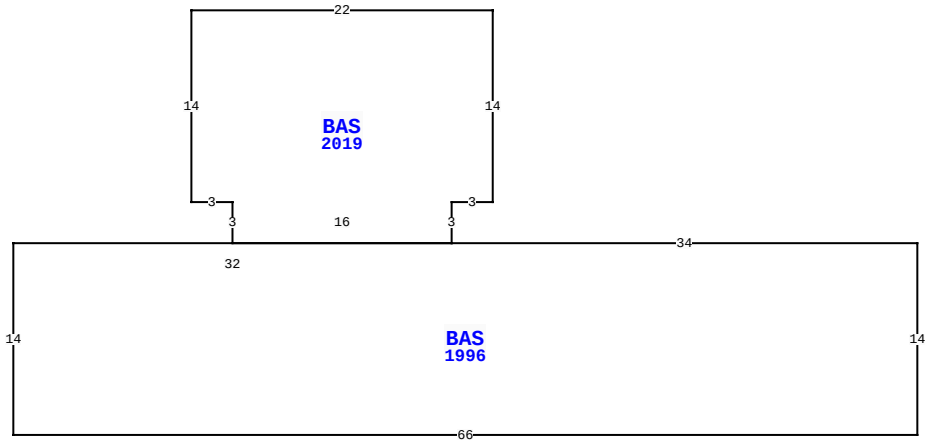
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	32,957
BAS	356	100	356	12,698
TOTALS	1,280		1,280	45,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,280	127.3800	89.17	114,138	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2023 Heated Area: 1280 HX Base Yr



BLD DATE	02/14/2008	RK	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

85376 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,655
TOTAL MARKET OB/XF VALUE	5,098
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	135,753
SOH/AGL Deduction	0
ASSESSED VALUE	135,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,753
TOTAL JUST VALUE	135,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1310	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1557	12/20/2022	WD	Q	I	01	135,000
GRANTOR: MACKENDREE BERNICE V						
GRANTEE: BERGSTROM GREGORY K						
1506/0541	6/18/2007	WD	Q	I		80,000
GRANTOR: VIGEANT MICHAEL A & K						
GRANTEE: MACKENDREE BERNICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W34 BAS=[YR=2019] N3 E3 N14 W22 S14 E3 S3 E16$
W32 S14 E66 N14 $.

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	1996	1996	3	80	2,800	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	0680	POLE SHED	0	0	18	29	522.00	SF	10.00	10.00	100	1998	1998	3	27	1,409	
4	0681	POLE SHED	0	0	9	20	180.00	SF	15.00	15.00	100	1998	1998	3	27	729	

LAND DESCRIPTION

TOTAL OB/XF 5,098

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 11/15/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS