BLOCK 1 LOT 19
IN OR 1211/409
NASSAUVILLE WOODS PB 5/126

MURRAY JAMES G & SUELLEN B
85550 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0190

BUILDING CHARACTERISTICS

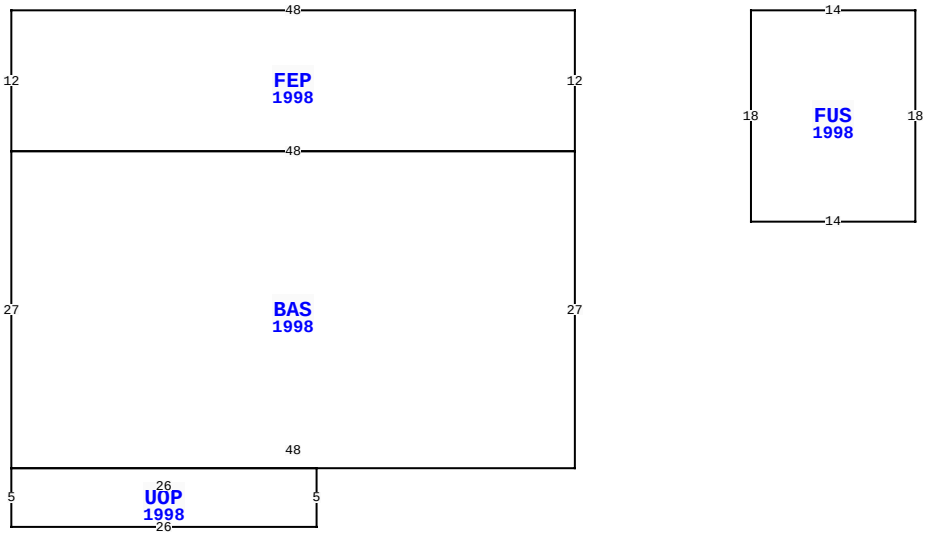
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	113,389
FEP	576	80	461	40,334
FUS	252	100	252	22,048
UOP	130	20	26	2,275
TOTALS	2,254		2,035	178,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	106.8200	96.41	196,194	1998	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1548 HX Base Yr 2005



85550 LIL WILLIAM RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,046
TOTAL MARKET OB/XF VALUE		25,443
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		288,489
SOH/AGL Deduction		140,304
ASSESSED VALUE		148,185
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		93,185
TOTAL JUST VALUE		288,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009317	REPAIR/RRF	8,069	10/06/2020
B19558	ADDITION	2,720	03/01/2007
B19605	ADDITION	10,000	03/01/2007
B19324	SWIM POOL	24,500	01/01/2007
B9704144	NEW CONSTR	82,755	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0409	2/27/2004	WD	Q	I		152,500
GRANTOR: JORDAN CHARLES A						
GRANTEE: MURRAY JAMES G & SU						
1129/0838	4/14/2003	QC	U	I	01	20,000
GRANTOR: JORDAN CHARLES A & RE						
GRANTEE: JORDAN CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1998] W48 S12 BAS=[YR=1998] S27 UOP=[YR=1998] S5 E26 N5 W26$ E48 N27 W48$ E48 N12$ PTR=E15 FUS=[YR=1998] E14 S18 W14 N18$ W15$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	29.75	29.75	100	1999	1999	3	28	4,798	
2	0910	SCRN RM L	0	100	0	0	1,015.00	SF	15.00	15.00	100	2007	2007	3	35	5,329	
3	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2007	2007	3	35	613	
4	0861	POOL GUNIT	0	100	0	0	216.00	SF	85.00	85.00	100	2007	2007	3	52	9,547	
5	0845	KOOL DECK	0	100	0	0	799.00	SF	7.25	7.25	100	2007	2007	3	89	5,156	

LAND DESCRIPTION

TOTAL OB/XF 25,443

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	SFR	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 07/12/2021 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS