

BLOCK 1 LOT 21
NASSAUVILLE WOODS PB 5/126
1986 CHAD DWMH

JOHNSON JACQUELYN
85578 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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
------------------	---------

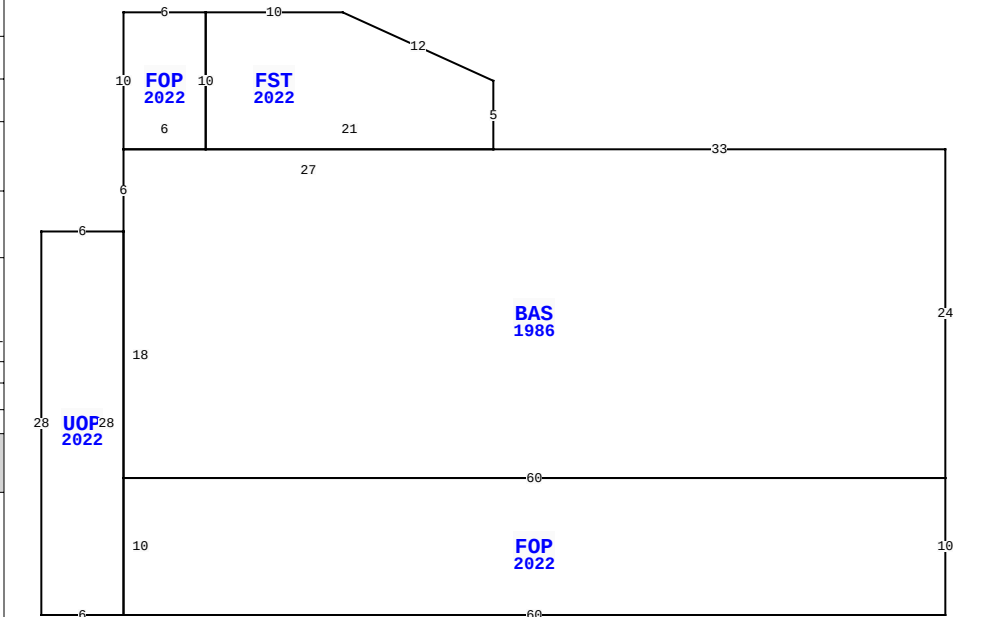
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	59,996
FOP	60	30	18	750
FOP	600	30	180	7,500
FST	183	65	119	4,958
UOP	168	25	42	1,750

TOTALS	2,451		1,799	74,953
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	9	16	144.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.25	AC	1.00
2	0009630	C	SWAMP	0			0.00	0.00	0.20	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,799	124.0000	86.80	156,153	1986	2000	0	0	0	52.00	48.00	
1 M/H 94+ - 100% - 2022 Heated Area: 1440 HX Base Yr 2022													



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

85578 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			87,534
TOTAL MARKET OB/XF VALUE			346
TOTAL LAND VALUE - MARKET			187,600
TOTAL MARKET VALUE			275,480
SOH/AGL Deduction			86,637
ASSESSED VALUE			188,843
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			138,843
TOTAL JUST VALUE			275,480
NCON VALUE			27,538
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008960	ADDITION	35,928	06/10/2022
5285	ADDITION	5,100	11/08/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1948	11/10/2021	WD	Q	I	01	215,000
GRANTOR: WYLIE ROBERT F & BONN						
GRANTEE: JOHNSON JACQUELYN						
1369/1388	11/28/2005	QC	U	I	06	100
GRANTOR: BOB WYLIE INC						
GRANTEE: WYLIE ROBERT F & BO						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1986] W33 FST=[YR=2022] N5 U5 L11 W10 FOP=[YR=2022] W6 S10 E6 N10\$ S10 E21\$ W27 S6 UOP=[YR=2022] W6 S28 E6 FOP=[YR=2022] E60 N10 W60 S10\$ N28\$S18 E60 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.25	AC	1.00
2	0009630	C	SWAMP	0			0.00	0.00	0.20	AC	1.00

REVIEW DATE	11/22/2022	BY	NW	Total Acres: 1.45	Total Land Value: 187,600	Market: 0	Agricultural: 0	Common: 187,600	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

JOHNSON JACQUELYN
85578 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0210

[illegible]