

BLOCK 1 LOT 33
IN OR 1716/653
NASSAUVILLE WOODS PB 5/126

THOMAS KEATON L
85161 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0330



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100

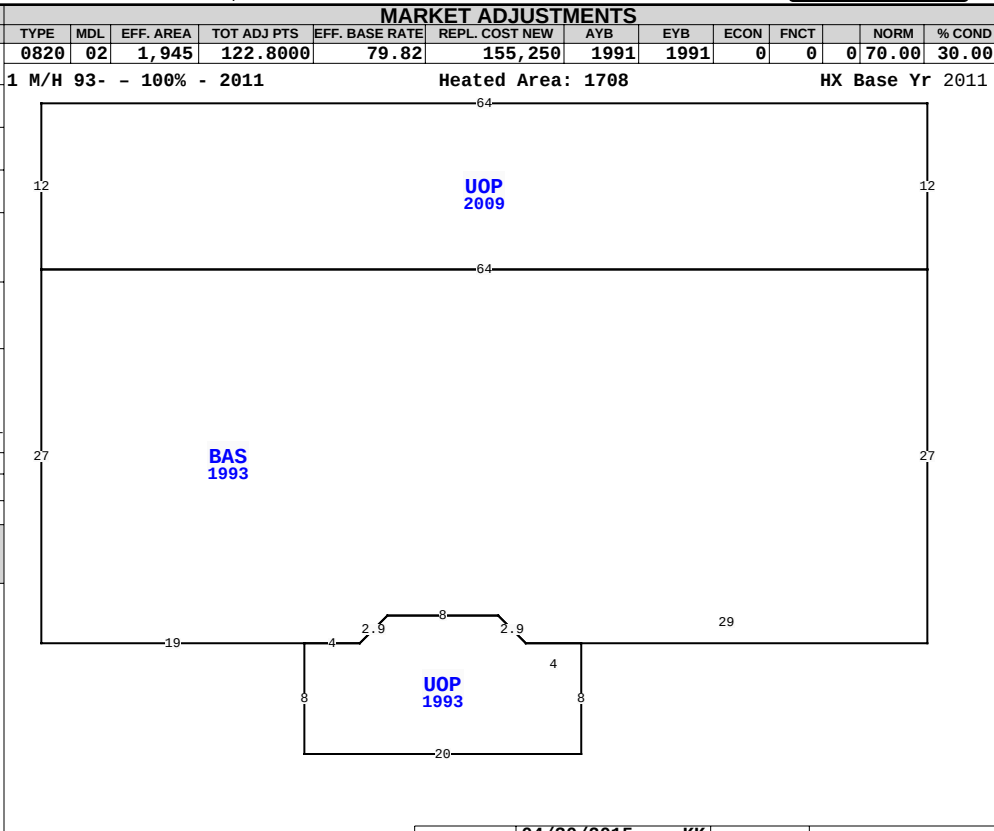
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	40,900
UOP	180	25	45	1,078
UOP	768	25	192	4,598
TOTALS	2,656		1,945	46,575

L N	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	0811	CONCRETE B	0 100	32	24	768.00	SF	3.48	3.48	100	2018	2018	3	98	2,622	

LAND DESCRIPTION			TOTAL OB/XF 2,622													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

REVIEW DATE 04/03/2019 BY TWX



BLD DATE	04/30/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF 2,622																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				82,240	
TOTAL MARKET OB/XF VALUE				2,622	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				169,862	
SOH/AGL Deduction				85,987	
ASSESSED VALUE				83,875	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				33,875	
TOTAL JUST VALUE				169,862	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				121,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006530	GARAGE	98,707	06/25/2018
8510	MH MOVE-ON	35,000	04/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2151/1625	10/12/2017	QC U	I	I	11	100	
GRANTOR: THOMAS ELIZABETH RENE							
GRANTEE: THOMAS KEATON L							
1716/0653	12/16/2010	WD U	I	I	30	74,000	
GRANTOR: STILE THERESA & CHRIS							
GRANTEE: THOMAS KEATON L							

BUILDING NOTES																
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BUILDING DIMENSIONS																
UOP=[YR=2009] W64 S12 BAS=[YR=1993] S27 E19 UOP=[YR=1993] S8 E20 N8 W4 U2 L2 W8 D2 L2 W4 \$ E4 U2 R2 E8 D2 R2 E29 N27 W64 \$ E64 N12 \$.																

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