

BLOCK 2 LOT 1
R433954 & R433955
NASSAUVILLE WOODS PB 5/126

EDMONDS PETER D/
85035 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,512	100	1,512
			36,206
TOTALS	1,512		1,512
			36,206

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,512	122.8000	79.82	120,688	1990	1990	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1512													
HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			36,206
TOTAL MARKET OB/XF VALUE			11,338
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			132,544
SOH/AGL Deduction			78,934
ASSESSED VALUE			53,610
TOTAL EXEMPTION VALUE	HX HB		28,610
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8183	MH MOVE-ON	29,700	05/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0631	10/01/2020	LE U		I	11	100
GRANTOR: EDMONDS PETER D						
GRANTEE: LINDSAY TONYA R						
0631/1059	7/23/1991	QC U	V		10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: EDMONDS PETER & PEG						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	100	12	12		20.10	20.10	100	1991	1991	3	20	579	
2	0681	POLE SHED	0	100	12	13		15.00	15.00	100	1991	1991	3	20	468	
3	0510	GARAGE WD-	0	100	26	28		35.00	35.00	100	1998	1998	3	27	6,880	
4	1242	WD DECK A	0	100	8	10		10.00	10.00	100	1998	1998	3	20	160	
5	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2002	2002	3	21	706	
6	0351	CARPORT MT	0	100	18	26		10.00	10.00	100	2002	2002	3	21	983	
7	0802	ASPHALT B	0	100	0	0		2.40	2.40	100	1998	1998	3	50	1,562	

TOTAL OB/XF													
11,338													
85035 LIL WILLIAM RD, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/26/2023 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W56 S27 E56 N27 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
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	85,000										