BLOCK 2 LOT 2
NASSAUVILLE WOODS PB 5/126

SHEPPARD VINCENT H
85067 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

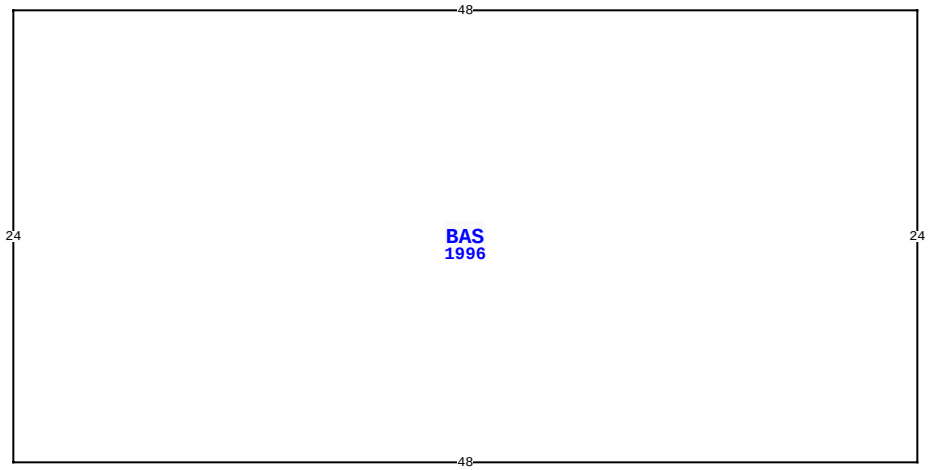
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	65,035
TOTALS	1,152		1,152	65,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	134.4200	94.09	108,392	1996	2006	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 2023 Heated Area: 1152 HX Base Yr



85067 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE	03/16/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,035
TOTAL MARKET OB/XF VALUE	1,324
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	151,359
SOH/AGL Deduction	0
ASSESSED VALUE	151,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,359
TOTAL JUST VALUE	151,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961483	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0501	2/14/2023	WD	Q	I	01	175,000
GRANTOR: RANSOM ALYSSA S & SUS						
GRANTEE: SHEPPARD VINCENT H						
2218/0556	8/14/2018	WD	Q	I	01	87,500
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: RANSOM ALYSSA S & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24$.

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	0751	UOP	0	0	8	11	88.00	SF	10.00	10.00	100	1995	1995	3	24	211	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.30	18.30	100	2000	2000	3	20	703	
3	0940	SHEDS/PORT	0	0	7	16	112.00	SF	18.30	18.30	100	2000	2000	3	20	410	

LAND DESCRIPTION

TOTAL OB/XF 1,324

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS