BLOCK 2 LOT 3
NASSAUVILLE WOODS PB 5/126

BAYKO BARBARA A
15138 REEF DR S
JACKSONVILLE, FL 32226

2023

25-2N-27-1475-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

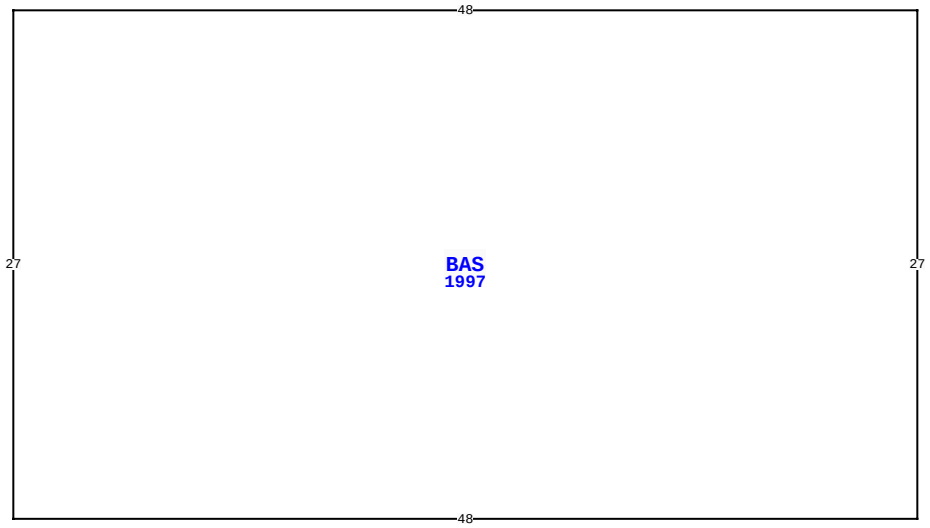
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	66,119
TOTALS	1,296		1,296	66,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	140.1600	98.11	127,151	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE	03/27/2009	RK	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

85089 LIL WILLIAM RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,119
TOTAL MARKET OB/XF VALUE	796
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	151,915
SOH/AGL Deduction	42,071
ASSESSED VALUE	109,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,844
TOTAL JUST VALUE	151,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97 1660	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2471/0104	6/15/2021	WD	Q	I	01	130,000
GRANTOR: BERGSTROM GREGORY K						
GRANTEE: BAYKO BARBARA A						
2258/0490	3/01/2019	QC	U	I	11	100
GRANTOR: BERGSTROM RUTH D						
GRANTEE: BERGSTROM GREGORY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S27 E48 N27$.

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	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
2	1242	WD DECK A	0	0	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 796

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

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS