BLOCK 2 LOT 4
2002 OAKS DW
IN OR 991/711

SHREVE RANDY G & KATHIE J
85103 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0040

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	03	Quality Level 03

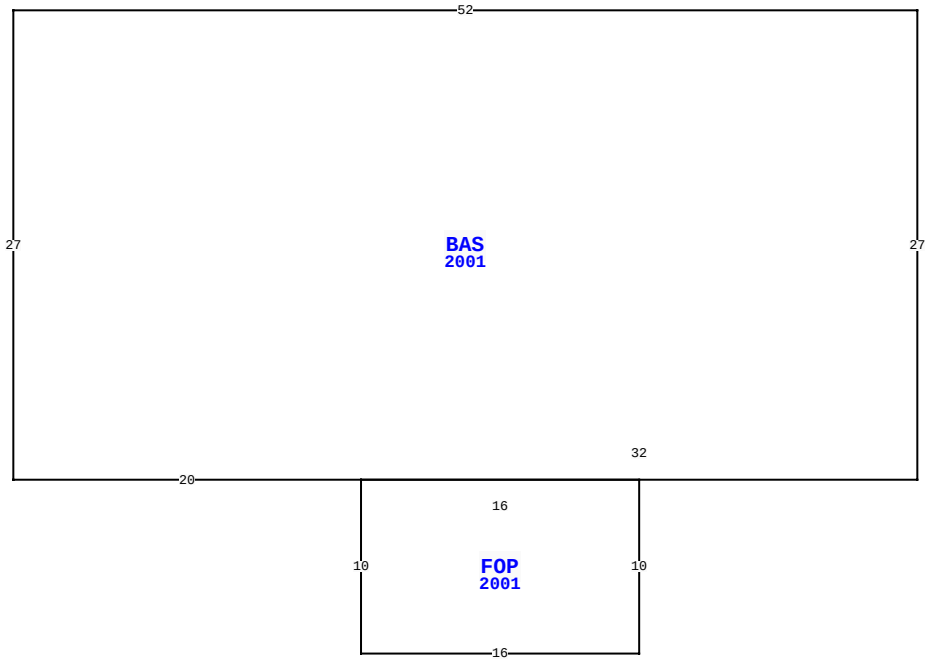
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	68,875
FOP	160	30	48	2,354
TOTALS	1,564		1,452	71,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,452	116.8000	81.76	118,716	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2002 Heated Area: 1404 HX Base Yr 2002



85103 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE		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		71,230
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		158,030
SOH/AGL Deduction		99,583
ASSESSED VALUE		58,447
TOTAL EXEMPTION VALUE	HX HB	33,447
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018518	FOUNDATION	2,000	07/01/2001
MH013556	MH MOVE-ON	0	07/01/2001
971749	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0991/0711	6/11/2001	WD	Q	I		27,900
GRANTOR: AFFORDABLE MOBILE HOM						
GRANTEE: SHREVE RANDY & KATH						
0793/0770	5/14/1997	WD	Q	V		12,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: AFFORDABLE MOBILE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E20 FOP=[YR=2001] S10 E16 N10 W16 $ E32 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	100	0	0	400.00	SF	10.00	10.00	100	2009	2009	3	45	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	100		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