



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,836	151.8400	106.29	195,148	1998	1998	0	0	56.00	44.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022													Heated Area: 1836										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100	27 68 27 68 BAS 1998																																
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		4 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality			06	Quality Level 06																															
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	1,836	100	1,836	85,865																															
TOTALS			1,836	1,836	85,865																														
EXTRA FEATURES										85183 LIL WILLIAM RD, FERNANDINA BEACH										BLD DATE 03/27/2009 RK LGL DATE 05/26/2023 MLU															
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	1242	WD DECK A	0 100	0	0	114.00	SF	10.00	10.00	100	1998	1998	3	20	228																				
4	0811	CONCRETE B	0 100	26	21	546.00	SF	5.20	5.20	100	1998	1998	3	77	2,186																				
5	0510	GARAGE WD-	0 100	20	24	408.00	SF	35.00	35.00	100	2001	2001	3	30	4,284																				
6	0350	CARPORT WD	0 100	17	9	153.00	SF	8.58	8.58	100	2001	2001	3	20	263																				
7	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	2003	2003	3	36	432																				
8	0811	CONCRETE B	0 100	0	0	800.00	SF	5.20	5.20	100	2011	2011	3	93	3,869																				
LAND DESCRIPTION																	TOTAL OB/XF 11,262																		
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		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																																			