BLOCK 2 LOT 8
IN OR 1911/1092
R407608 & R407609

PHILLIPS ROBERT C & BETTY L
97201 PIRATES WAY
YULEE, FL 32097

2023

25-2N-27-1475-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

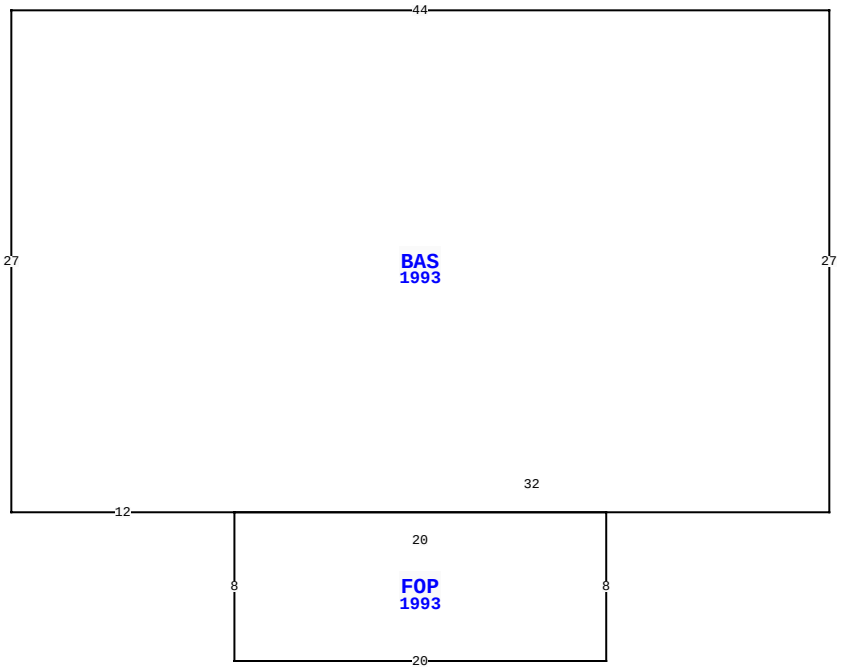
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	27,058
FOP	160	30	48	1,093
TOTALS	1,348		1,236	28,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,236	116.8000	75.92	93,837	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

85205 LIL WILLIAM RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,151
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	113,271
SOH/AGL Deduction	51,312
ASSESSED VALUE	61,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,959
TOTAL JUST VALUE	113,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5950	ADDITION	1,360	08/24/1989
7823	MH MOVE-ON	28,000	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/1092	3/28/2014	SW	U	I	12	37,000
GRANTOR: SELF HELP VENTURES FU						
GRANTEE: PHILLIPS ROBERT C &						
1911/1085	3/28/2014	QC	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SELF HELP VENTURES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E12 FOP=[YR=1993] S8 E20 N8 W20 $ 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	0	6	10	60.00	SF	10.00	10.00	100	1989	1989	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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 04/25/2017 BY SB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS