



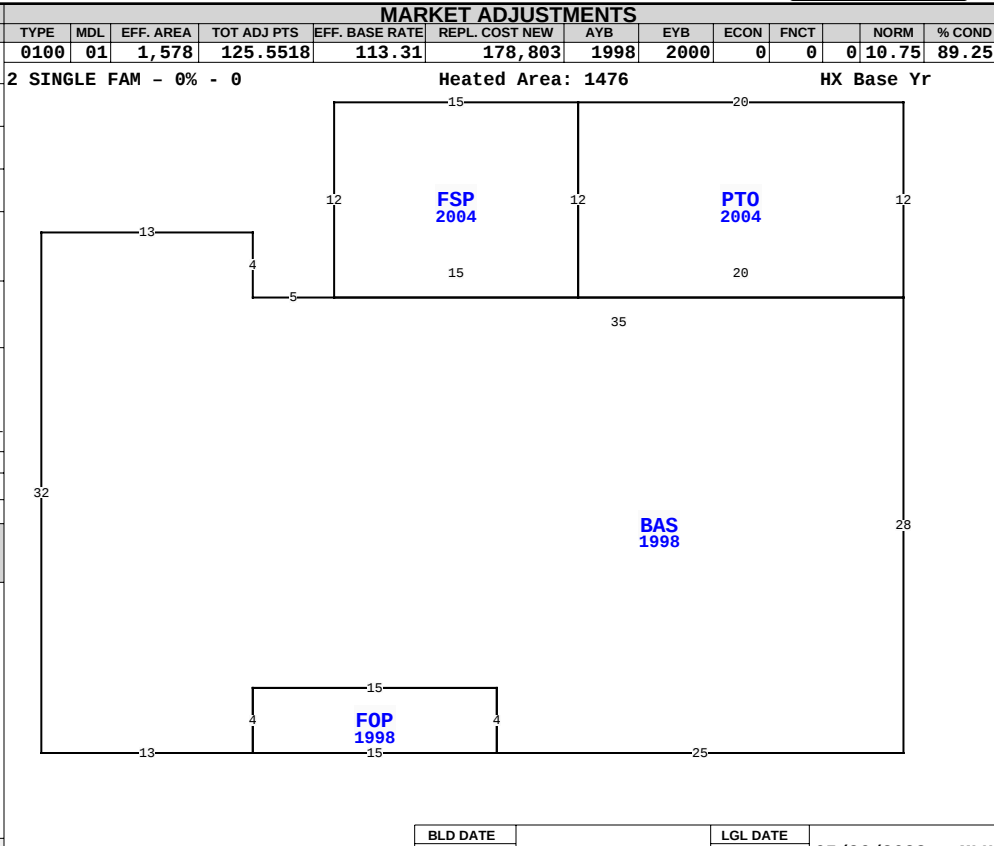
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	149,267
FOP	60	30	18	1,821
FSP	180	40	72	7,281
PTO	240	5	12	1,214
TOTALS	1,956		1,578	159,582

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	15	20	300.00	SF	20.10	20.10	
2	1242	WD DECK A	0	0	10	24	240.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	



85241 LIL WILLIAM RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	186,207		
TOTAL MARKET OB/XF VALUE	1,686		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	272,893		
SOH/AGL Deduction	40,728		
ASSESSED VALUE	232,165		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	232,165		
TOTAL JUST VALUE	272,893		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	211,059		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000987	GARAGE	66,124	01/29/2018
985095	NEW CONSTR	68,260	06/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2450/0053	3/31/2021	WD	Q	I	01
GRANTOR: BURR ANDREW E					SALE PRICE
GRANTEE: BUEHRER LUCAS & JES					248,500
2342/1708	2/28/2020	QC	U	I	11
GRANTOR: BURR CHRISTINE					100
GRANTEE: BURR ANDREW E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2004] W20 FSP=[YR=2004] W15 S12 BAS=[YR=1998] W5 N4 W13 S32 E13 FOP=[YR=1998] E15 N4 W15 S4 \$ N4 E15 S4 E25 N28 W35 \$ E15 N12 \$ S12 E20 N12 \$.											

[illegible]