

BLOCK 2 LOT 14
IN OR 547/656 & OR 631/1065
R672670 & R672671

KELLER PATRICIA F
85437 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0140



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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100

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	1,647	100	1,647	56,750
UOP	100	25	25	861
UOP	176	25	44	1,516

TOTALS	1,923	1,716	59,128
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1997
4	0681	POLE SHED	0 100	11	16	176.00	SF	15.00	15.00	100	1997
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE	04/26/2017	BY	SBX
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,716	117.2000	82.04	140,781	1997	1997	0	0	0 58.00	42.00
1 M/H 94+ - 100% - 0											
Heated Area: 1647											
HX Base Yr											
UOP 1997											
BAS 1997											
UOP 1997											

85437 LIL WILLIAM RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	
4	0681	POLE SHED	0 100	11	16	176.00	SF	15.00	15.00	100	1997	1997	3	26	686	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

TOTAL OB/XF											
4,673											

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		59,128	
TOTAL MARKET OB/XF VALUE		4,673	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		148,801	
SOH/AGL Deduction		85,065	
ASSESSED VALUE		63,736	
TOTAL EXEMPTION VALUE		HX HB 38,736	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		148,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971953	MH MOVE-ON	0	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0631/1065	7/23/1991	QC	U	I	10	100	
GRANTOR: LEE MARJORIE M							
GRANTEE: KELLER WM & PAT							
0547/0656	7/12/1988	WD	Q	V		13,800	
GRANTOR: SHEFFIELD & LEE							
GRANTEE: KELLER WILLIAM A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W20 UOP=[YR=1997] N10 W10 S10 E10\$ W41 S27 E26											
UOP=[YR=1997] S8 E22 N8 W22\$ E35 N27\$.											