BLOCK 2 LOT 15 1986 NOBI SW
IN OR 589/305 & OR 631/1066
NASSAUVILLE WOODS PB 5/126

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

2023

25-2N-27-1475-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

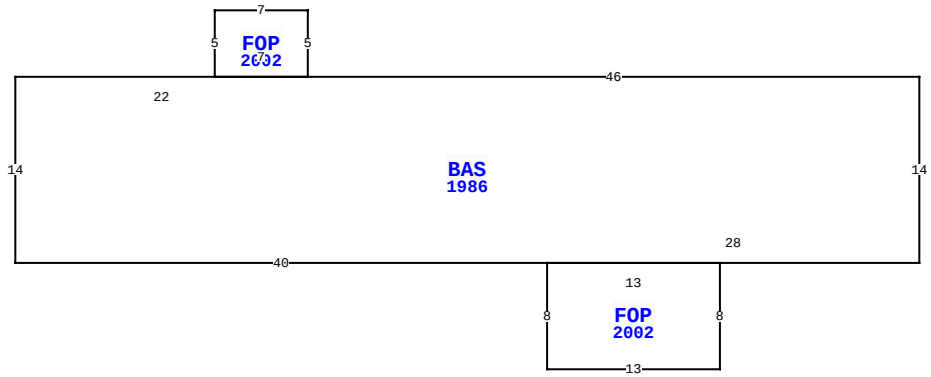
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	952	100	952	24,670
FOP	35	30	10	259
FOP	104	30	31	803
TOTALS	1,091		993	25,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	993	123.4000	86.38	85,775	1986	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 952 HX Base Yr



85465 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	25,732
TOTAL MARKET OB/XF VALUE	671
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	111,403
SOH/AGL Deduction	39,991
ASSESSED VALUE	71,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,412
TOTAL JUST VALUE	111,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02394	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0631/1066	7/23/1991	QC	U	V	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: KELLER WM & PAT						
0589/0305	1/29/1990	WD	Q	V		14,800
GRANTOR: SHEFFIELD W & LEE J						
GRANTEE: KELLER WM & PAT						

BUILDING NOTES

EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	2004	2004	3	86	671	

BUILDING DIMENSIONS

BAS=[YR=1986] W46 FOP=[YR=2002] N5 W7 S5 E7$ W22 S14 E40
FOP=[YR=2002] S8 E13 N8 W13$ E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 671

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/20/2020 BY NWP Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS