BLOCK 2 LOT 20 R567641
IN OR 1794/171
NASSAUVILLE WOODS PB 5/126

FROMWILLER BRUCE & PAMELA
85294 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

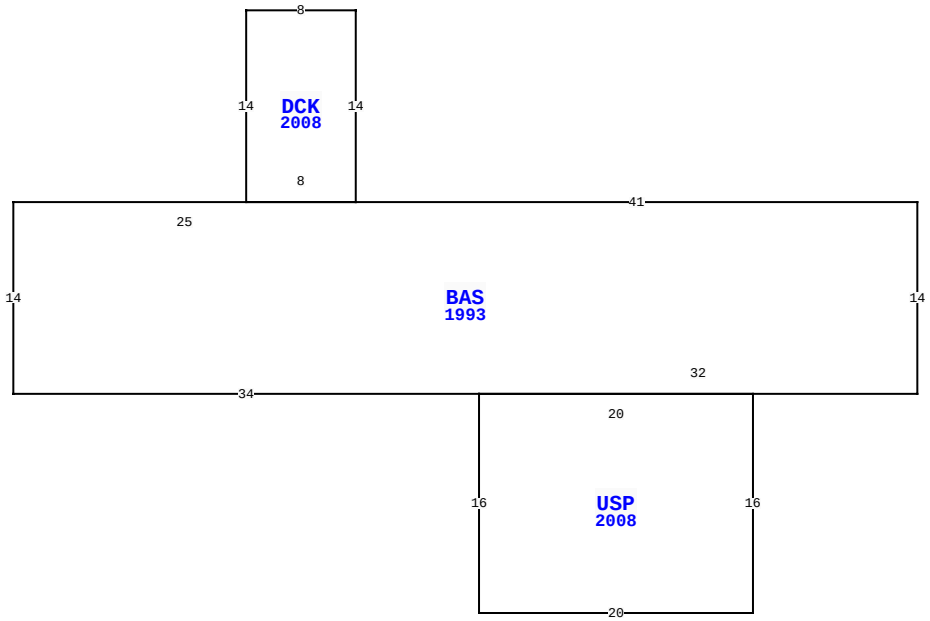
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	41,980
DCK	112	15	17	772
USP	320	50	160	7,269
TOTALS	1,356		1,101	50,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,101	134.4200	87.37	96,194	1992	2002	0	0	0	48.00	52.00

1 M/H 93- – 100% - 2013 Heated Area: 924 HX Base Yr 2013



85294 BURMEISTER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,021
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		135,021
SOH/AGL Deduction		88,999
ASSESSED VALUE		46,022
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,022
TOTAL JUST VALUE		135,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8918	MH MOVE-ON	18,000	05/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/0171	5/17/2012	WD	Q	I	02	62,000
GRANTOR: HOLMBERG EDWARD L & L						
GRANTEE: FROMWILLER BRUCE &						
1536/1732	11/21/2007	WD	Q	I		67,000
GRANTOR: HARGRAVE ANN L						
GRANTEE: HOLMBERG EDWARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 DCK=[YR=2008] N14 W8 S14 E8 $ W25 S14 E34
USP=[YR=2008] S16 E20 N16 W20 $ E32 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS