BLOCK 2 LOT 21
IN OR 677 PG 183
NASSAUVILLE WOODS PB 5/126

LUCAS BERNADETTE TALMO
86723 CARDINAL RD
YULEE, FL 32097

2023

25-2N-27-1475-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

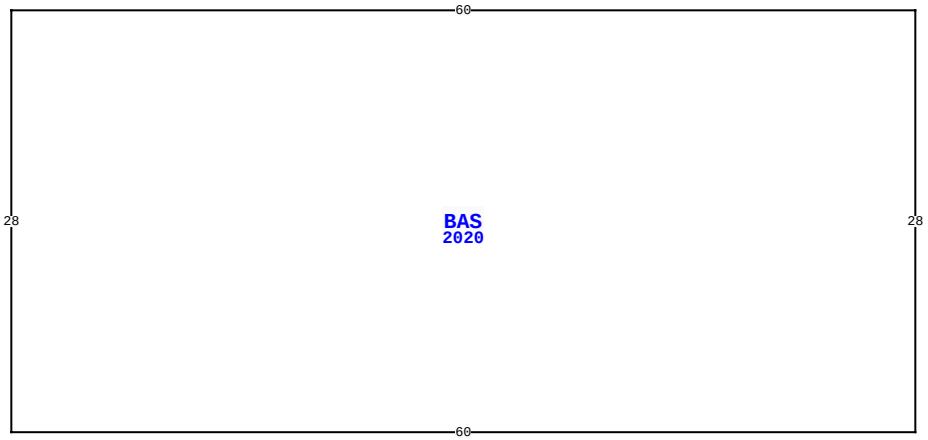
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	133,227
TOTALS	1,680		1,680	133,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	115.6000	80.92	135,946	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



85262 BURMEISTER 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	133,227
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	218,227
SOH/AGL Deduction	57,482
ASSESSED VALUE	160,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,745
TOTAL JUST VALUE	218,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000843	MH MOVE-ON	0	02/03/2020
971971	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1414	3/03/2023	FJ	U	I	11	0
GRANTOR: LUCAS DALE A EST						
GRANTEE: LUCAS BERNADETTE TA						
0677/0183	3/17/1993	WD	Q	V		12,800
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: LUCAS DALE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S28 E60 N28$.

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	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 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS