

BLOCK 2 LOT 23
IN OR 1647/1730
1998 SHAD DW/MH

TURNER DAVID W/TURNER MONICA LEE
85232 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0230



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4										
Exterior Wall	10	ABOVE AVG 100	0800	02	1,620	124.8000	87.36	141,523	1998	2008	0	0	0	36.00	64.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 50% - 2011													Heated Area: 1620									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2011									
Interior Wall	05	DRYWALL 100	276027 BAS2010																						
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
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	1,620	100	1,620	90,575																					
TOTALS		1,620	1,620	90,575																					
EXTRA FEATURES					85232 BURMEISTER RD, FERNANDINA BEACH																				
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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220									
2	1242	WD DECK A	0	50	6	20	120.00	SF	10.00	10.00	100	2010	2010	3	50	600									
3	1242	WD DECK A	0	50	60	8	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320									
4	0810	CONCRETE A	0	50	0	0	156.00	SF	6.50	6.50	100	2010	2010	3	92	933									
5	0510	GARAGE WD-	0	50	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	68	9,520									
6	0681	POLE SHED	0	50	18	11	198.00	SF	15.00	15.00	100	2011	2011	3	68	2,020									
7	1242	WD DECK A	0	50	34	12	408.00	SF	10.00	10.00	100	2019	2019	3	90	3,672									
TOTAL OB/XF 24,285																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500								
REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1647/1730	11/04/2009	WD	U	V	40	31,000
GRANTOR: ZALDIVAR JOHN & ROMEL						
GRANTEE: TURNER DAVID WADE &						
1353/1901	9/29/2005	WD	Q	V		53,500
GRANTOR: BUSSERT GERALD						
GRANTEE: ZALDIVAR JOHN & ROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 N27 \$.

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