BLOCK 2 LOT 25
NASSAUVILLE WOODS PB 5/126

PALUMBO PAUL ALAN & BARBARA J
PO BOX 16826
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0250

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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

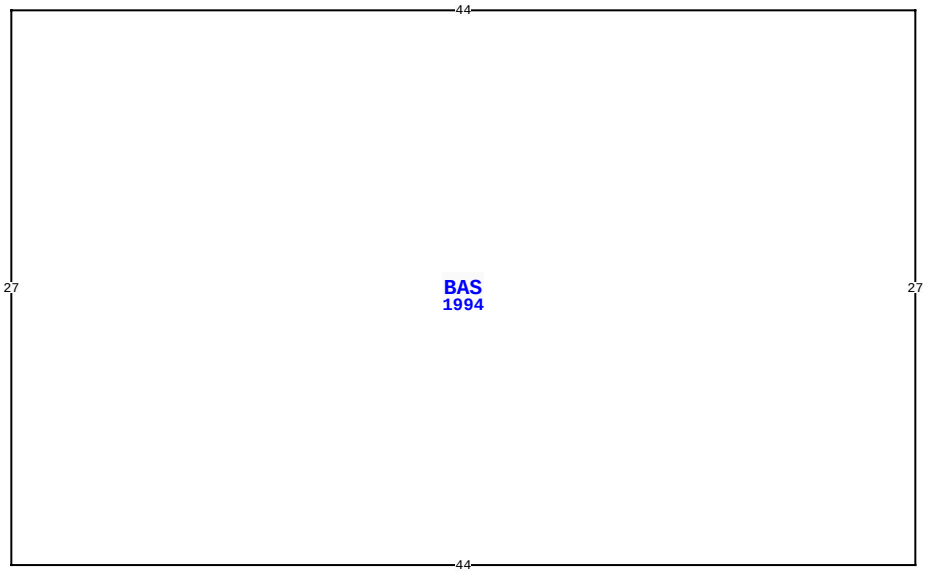
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	29,339
TOTALS	1,188		1,188	29,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	117.6000	82.32	97,796	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1188 HX Base Yr



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

85184 BURMEISTER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,339
TOTAL MARKET OB/XF VALUE		160
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		114,499
SOH/AGL Deduction		53,584
ASSESSED VALUE		60,915
TOTAL EXEMPTION VALUE	HX HB	21,941
BASE TAXABLE VALUE		38,974
TOTAL JUST VALUE		114,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007849	26X40 MTL GAR		06/20/2023
230007160	CO		06/02/2023
230004473	62X32 CLAYTON D/W		04/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1585	2/16/2023	WD	Q	I	01	200,000
GRANTOR: THOMAS KASEY & HEATHE						
GRANTEE: PALUMBO PAUL ALAN &						
1551/0166	2/14/2008	WD	Q	I		92,500
GRANTOR: COFIELD KENNETH A						
GRANTEE: THOMAS KASEY & HEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S27 E44 N27$.

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
1	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS