BLOCK 2 LOT 27
IN OR 1471/348
2000 GENE DW/MH

GEHRINGER BRANDON J
85118 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0270

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

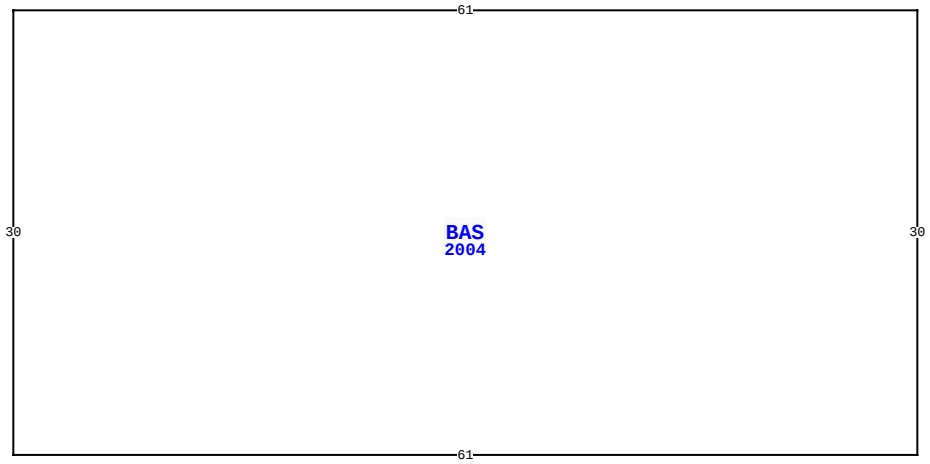
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	72,556
TOTALS	1,830		1,830	72,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,830	118.0000	82.60	151,158	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2016 Heated Area: 1830 HX Base Yr 2016



85118 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		72,556
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		157,556
SOH/AGL Deduction		84,194
ASSESSED VALUE		73,362
TOTAL EXEMPTION VALUE	HX HB	48,362
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013433	MH MOVE-ON	0	03/01/2001
96 1223	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/0348	1/12/2007	WD	Q	I		123,000
GRANTOR: PEACOCK WILLIAM E & P						
GRANTEE: GEHRINGER BRANDON J						
1347/0059	9/02/2005	WD	U	I	05	79,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PEACOCK WILLIAM E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W61 S30 E61 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 04/26/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS