BLOCK 2 LOT 28
2002 CLAS DW
IN OR 1021/1156

KIRKWOOD STEVEN C
85094 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0002-0280

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	15	HARDTILE 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

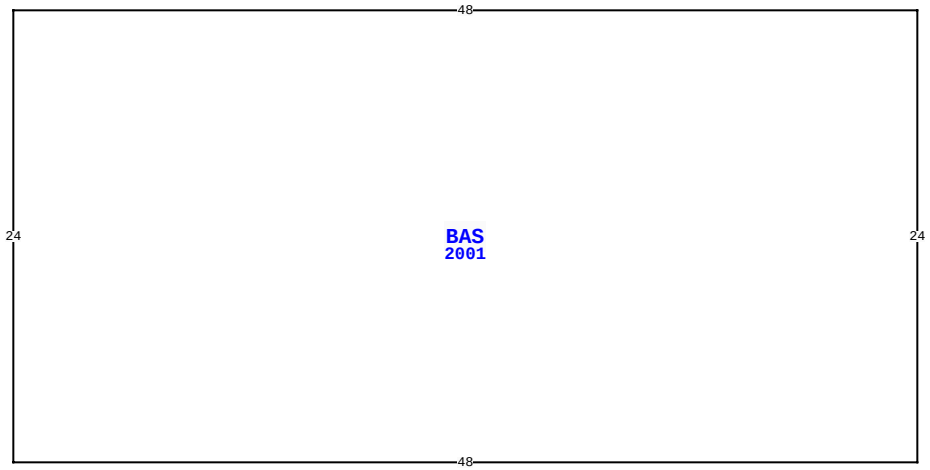
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	53,648
TOTALS	1,152		1,152	53,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	118.8000	83.16	95,800	2001	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2002 Heated Area: 1152 HX Base Yr 2002



BLD DATE	09/08/2015	KK	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

85094 BURMEISTER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,648
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,648
SOH/AGL Deduction		89,350
ASSESSED VALUE		49,298
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,298
TOTAL JUST VALUE		138,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001097	WINDOW REPL	9,844	02/11/2020
MHU01368	MH MOVE-ON	1,360	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/1156	11/28/2001	WD	Q	V		27,500
GRANTOR: FRANCIS WILLIAM B & D						
GRANTEE: KIRKWOOD STEVEN C						
0827/0549	3/24/1998	WD	U	V	05	13,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: FRANCIS WM B & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24 $.

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 06/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS