BLOCK 1 LOT 5
NASSAUVILLE WOODS PB 5/126

PRIESTER AMANDA L & ANTONIO
85212 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0050

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05

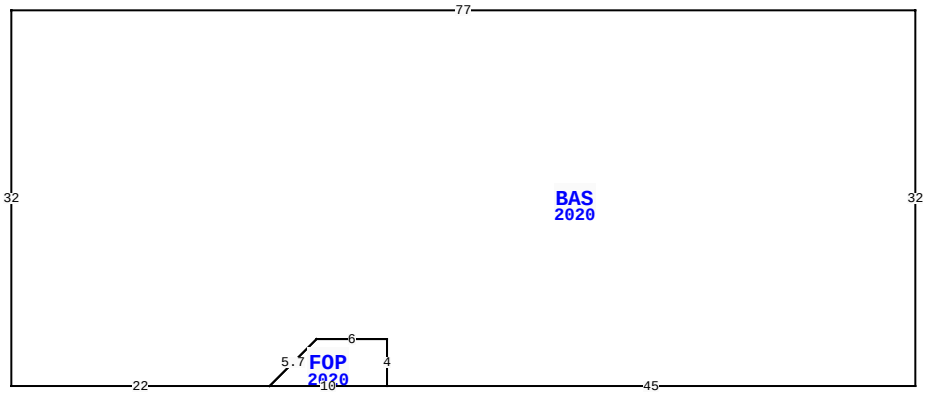
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	247,982
FOP	32	30	10	1,019
TOTALS	2,464		2,442	249,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,442	140.1600	105.12	256,703	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2019 Heated Area: 2432 HX Base Yr 2019



85212 LIL WILLIAM RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,002
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,002
SOH/AGL Deduction		101,216
ASSESSED VALUE		232,786
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,786
TOTAL JUST VALUE		334,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001530	CO ISSUED	0	02/20/2020
MHU02394	MH MOVE-ON	0	09/01/2002
8535	MH MOVE-ON	20,453	05/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1056	11/20/2019	WD	U	I	11	100
GRANTOR: PRIESTER AMANDA L & A						
GRANTEE: PRIESTER AMANDA L &						
2172/0840	1/23/2018	QC	U	I	11	100
GRANTOR: ENNIS DONNA LAVELLE A						
GRANTEE: PRIESTER AMANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W77 S32 E22 FOP=[YR=2020] E10 N4 W6 L4 D4 $ U4 R4 E6 S4 E45 N32$.

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 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS