BLOCK 1 LOT 8
IN OR 1303/1270
1992 FLTW SW/MH

MESSER LARRY G EST
86057 JOHN ST
YULEE, FL 32097-3248

2024

25-2N-27-1475-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

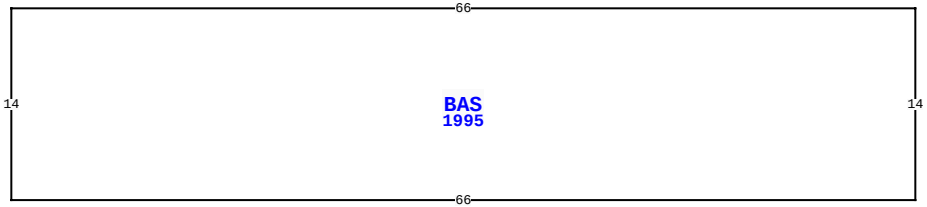
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,055
TOTALS	924		924	19,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.2000	68.74	63,516	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



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

85288 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,055
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	104,055
SOH/AGL Deduction	44,303
ASSESSED VALUE	59,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,752
TOTAL JUST VALUE	104,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1017	MH MOVE-ON	0	08/01/1995
8869	MH MOVE-ON	34,000	04/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1270	3/22/2005	WD	U	I	05	39,000
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: MESSER LARRY G & CH						
1264/0513	10/07/2004	WD	U	I	05	28,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: YULEE HOME CENTER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S14 E66 N14$.

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS