BLOCK 1 LOT 10
NASSAUVILLE WOODS PB 5/126

85324 LIL WILLIAM LAND TRUST/NHH TRUST SERVICES LL
11512 LAKE MEAD AVE #606
JACKSONVILLE, FL 32256

2024

25-2N-27-1475-0001-0100

NASSAU COUNTY PROPERTY

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	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	04	Quality Level 04

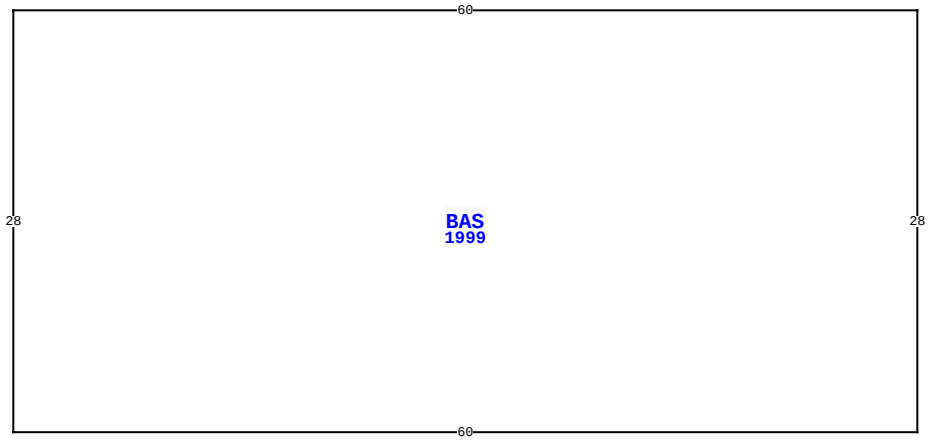
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	71,473
TOTALS	1,680		1,680	71,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	96.69	162,439	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 1680 HX Base Yr



85324 LIL WILLIAM RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,473
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	159,378
SOH/AGL Deduction	0
ASSESSED VALUE	159,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,378
TOTAL JUST VALUE	159,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992906	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/609	11/13/2023	CT	U	I	18	141,300
GRANTOR: CLERK OF COURT						
GRANTEE: 85324 LIL WILLIAM L						
0908/0225	11/16/1999	WD	Q	V		15,000
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: MENTER DOROTHY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S28 E60 N28$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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