

BLOCK 1 LOT 11
EX ESMT PT OR 556/654
NASSAUVILLE WOODS PB 5/126

CARTER CHRISTOPHER M/ALBA DIANA
5373 ROLLINS AVE
JACKSONVILLE, FL 32207

2024

25-2N-27-1475-0001-0110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	01	NONE 100	
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	02	Quality Level 02	
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
BAS	784	100	784
			11,064
TOTALS	784		784
			11,064

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	784	67.2000	47.04	36,879	1985	1985	0	0	70.00	30.00		
1 M/H 93- - 100% - 2014 Heated Area: 784 HX Base Yr 2014													
85342 LIL WILLIAM RD, FERNANDINA BEACH													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	05/26/2023	MLU		
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			11,064
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			96,064
SOH/AGL Deduction			70,366
ASSESSED VALUE			25,698
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			698
TOTAL JUST VALUE			96,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961522	MH MOVE-ON	0	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/1134	6/18/2024	WD	Q	I	01	115,000
GRANTOR: BARTCHLETT DEBRA						
GRANTEE: CARTER CHRISTOPHER						
1840/1437	2/15/2013	WD	Q	I	02	39,000
GRANTOR: SUTTON LISA RUSS						
GRANTEE: BARTCHLETT DEBRA						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W56 S14 E56 N14 \$.

LAND DESCRIPTION																		TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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										