BLOCK 1 LOT 14
IN OR 1193/703
R674044 & R674045

DRUMM CAROL
85434 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0140

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 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

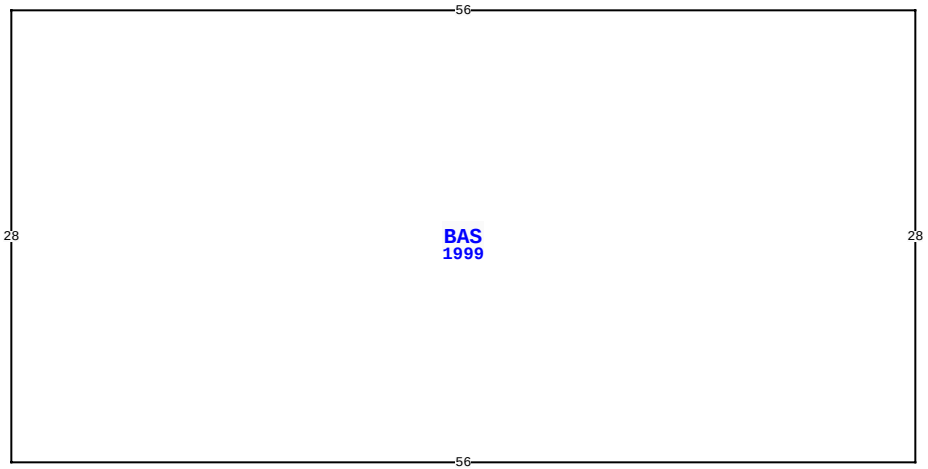
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	60,644
TOTALS	1,568		1,568	60,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.9200	96.69	151,610	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2004 Heated Area: 1568 HX Base Yr 2004



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,644
TOTAL MARKET OB/XF VALUE		912
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		146,556
SOH/AGL Deduction		83,711
ASSESSED VALUE		62,845
TOTAL EXEMPTION VALUE	HX HB	37,845
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1193/0703	12/05/2003	WD	Q	I		85,000
GRANTOR: MURALLO RUFINO V III						
GRANTEE: DRUMM GERALD & CARO						
0886/0740	6/09/1999	WD	U	I	11	72,900
GRANTOR: AFFORDABLE MOBILE HOM						
GRANTEE: MURALLO RUFINO V II						

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

85434 LIL WILLIAM RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S28 E56 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	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	1999	1999	3	20	232	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	
3	1242	WD DECK A	0	100	30	8	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 912

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 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