BLOCK 1 LOT 16 R567978
IN OR 2182/829
NASSAUVILLE WOODS PB 5/126

ROBERTA VANDAM LLC
940197 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0160

BUILDING CHARACTERISTICS

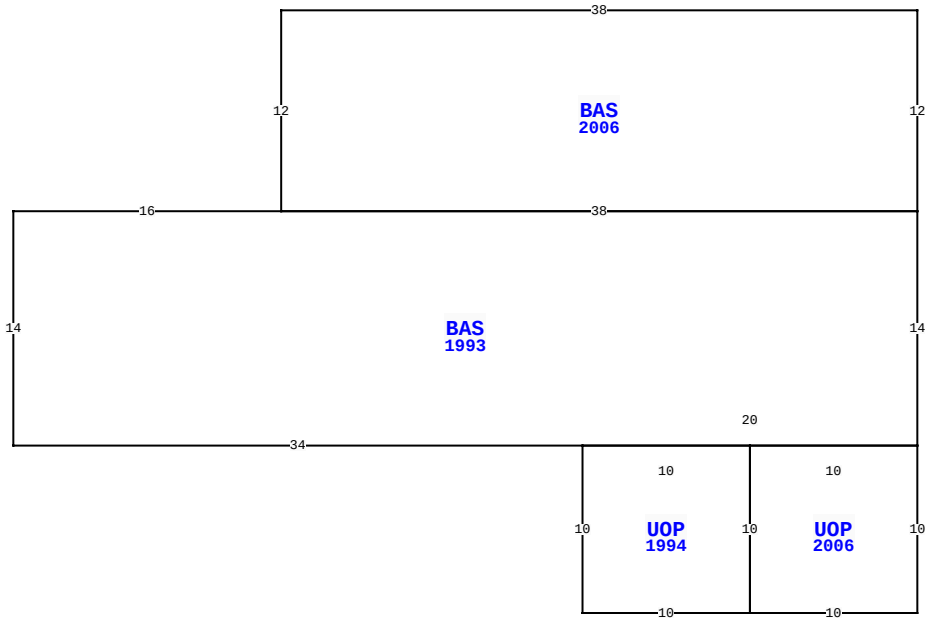
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	SUBAREA MARKET VALUE
BAS	756	100	756	7,735
BAS	456	100	456	4,666
UOP	100	25	25	256
UOP	100	25	25	256
TOTALS	1,412		1,262	12,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,262	73.0800	51.16	64,564	1989	1989	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1212 HX Base Yr



85478 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	12,913
TOTAL MARKET OB/XF VALUE	901
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	98,814
SOH/AGL Deduction	42,924
ASSESSED VALUE	55,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,890
TOTAL JUST VALUE	98,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2182/0829	3/06/2018	WD	U	I	11	100
GRANTOR: VANDAM ROBERTA						
GRANTEE: ROBERTA VANDAM LLC						
2176/0340	2/09/2018	WD	Q	I	01	38,000
GRANTOR: TOOMBS CATHY N/K/A CA						
GRANTEE: VANDAM ROBERTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W38 S12 BAS=[YR=1993] W16 S14 E34 UOP=[YR=1994] S10 E10 UOP=[YR=2006] E10 N10 W10 S10$ N10 W10$ E20 N14 W38$ E38 N12$.

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	0810	CONCRETE A	0	0	3	70	210.00	SF	6.50	6.50	100	1993	1993	3	66	901	

LAND DESCRIPTION

TOTAL OB/XF 901

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