

BLOCK 1 LOT 20
IN OR 1954/1637
NASSAUVILLE WOODS PB 5/126

FERGUSON NATHAN
85562 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0200



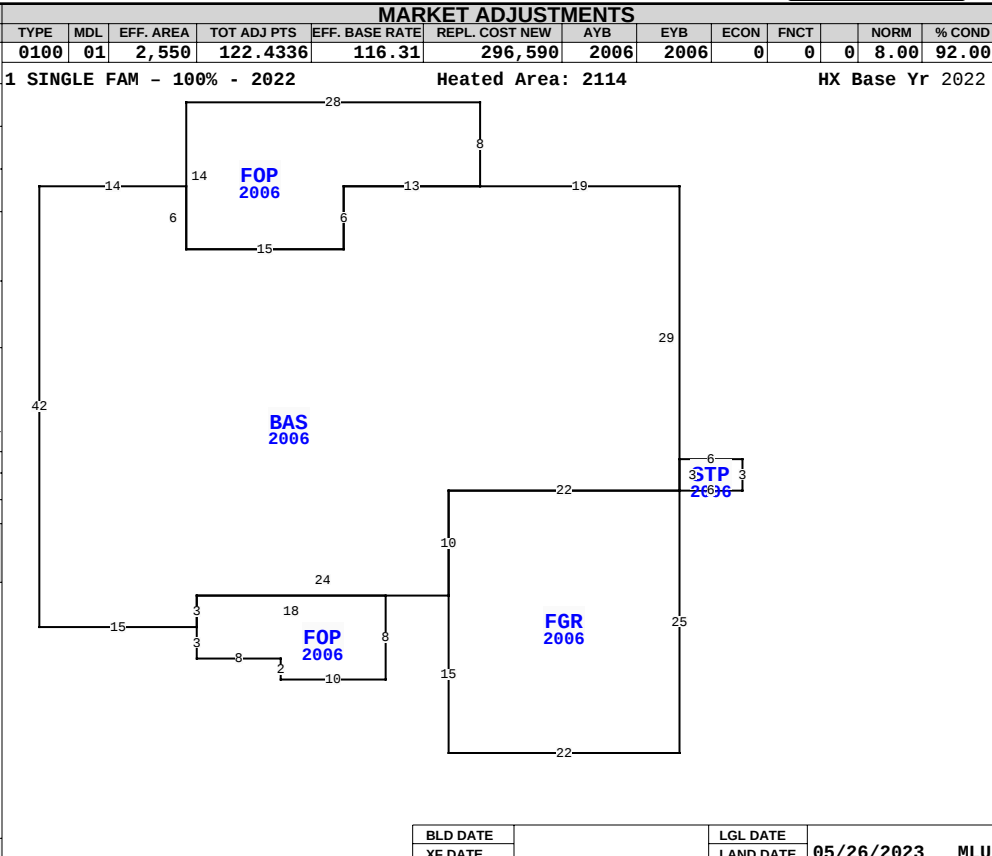
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	226,209
FGR	550	55	302	32,316
FOP	128	30	38	4,066
FOP	314	30	94	10,058
STP	18	10	2	214
TOTALS	3,124		2,550	272,863

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	10	10	100.00	SF	13.00	13.00	100	1991
2	0811	CONCRETE B	0 100	0	0	496.00	SF	5.20	5.20	100	2006
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
5,654											

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5,654											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						272,863					
TOTAL MARKET OB/XF VALUE						5,654					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						363,517					
SOH/AGL Deduction						76,873					
ASSESSED VALUE						286,644					
TOTAL EXEMPTION VALUE						HX HB VX 55,000					
BASE TAXABLE VALUE						231,644					
TOTAL JUST VALUE						363,517					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						351,357					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17924	ELEC OTHER	2,000	08/01/2006
M11935	MECH OTHER	0	08/01/2006
P11304	OTHER	0	07/01/2006
C17855	CO ISSUED	215,000	05/01/2006
R09353	REPAIR/RRF	3,800	05/01/2006
B17855	NEW CONSTR	215,000	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/1637	12/29/2014	WD	Q	I	01	215,000	
GRANTOR: BELL AARON MICHAEL &							
GRANTEE: FERGUSON NATHAN							
1680/0859	4/19/2010	WD	U	I	11	100	
GRANTOR: HOLLEY DALE A & SUSAN							
GRANTEE: BELL AARON M & ALIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W19 FOP=[YR=2006] N8 W28 S14 E15 N6 E13 \$ W13 S6 W15 N6 W14 S42 E15 FOP=[YR=2006] S3 E8 S2 E10 N8 W18 S3 \$ N3 E24 FGR=[YR=2006] S15 E22 N25 STP=[YR=2006] E6 N3 W6 S3 \$ W22 S10 \$ N10 E22 N29 \$.											