BLOCK 1 LOT 35 R622159
IN OR 757 PG 635
NASSAUVILLE WOODS PB 5/126

WHITE BRIAN M & KELLY A
85452 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	03	Quality Level 03

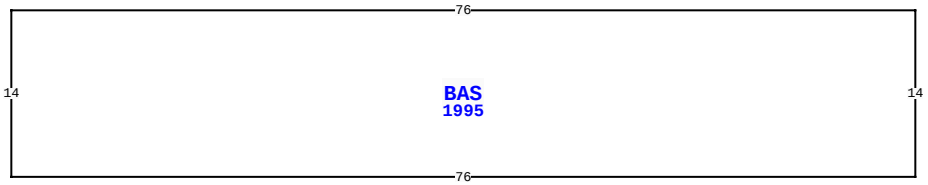
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,942
TOTALS	1,064		1,064	21,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.2000	68.74	73,139	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,942
TOTAL MARKET OB/XF VALUE	188
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	107,130
SOH/AGL Deduction	42,321
ASSESSED VALUE	64,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,809
TOTAL JUST VALUE	107,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961324	MH MOVE-ON	0	07/16/1996
95 999	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/0635	4/18/1996	WD	U	I	13	19,500
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WHITE BRIAN M & KEL						
0745/0953	12/01/1995	WD	U	V	06	11,400
GRANTOR: CREDLE JOY						
GRANTEE: SHEFFIELD WILLIAM F						

BLD DATE	09/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

85101 BURMEISTER RD, FERNANDINA BEACH

BUILDING NOTES

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	0	5	6	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S14 E76 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 188

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 06/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS