BLOCK 1 LOT 37
IN OR 2040/1050
1992 SUNP DWMH

WEDDINGTON JEFFREY ALLEN II/WALSH CARSON MCNEIL
C/O DARRELL DUAINE HENN, 95088 GREENBERRY RD
FERNANDINA BEACH, FL 32034-7845

2024

25-2N-27-1475-0001-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

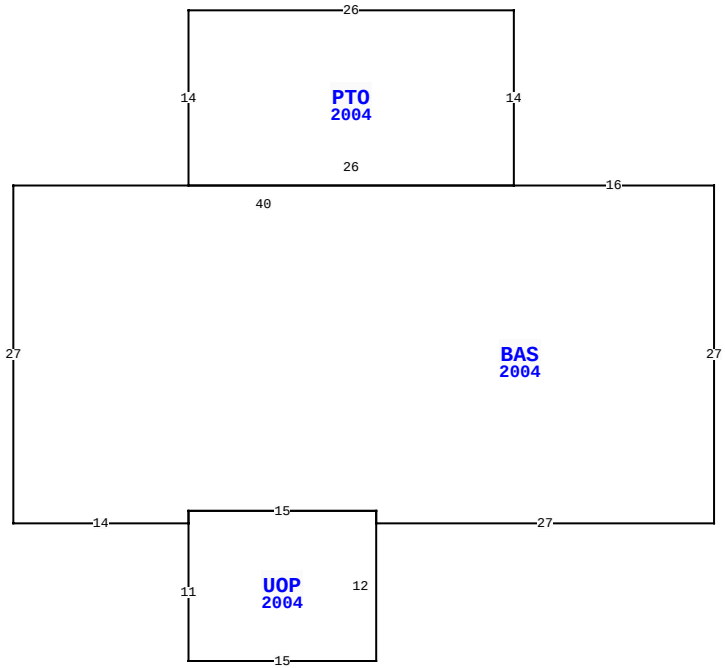
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,497	100	1,497	36,844
PTO	364	5	18	443
UOP	180	25	45	1,108
TOTALS	2,041		1,560	38,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	117.2000	82.04	127,982	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1497 HX Base Yr



85041 BURMEISTER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,395
TOTAL MARKET OB/XF VALUE	1,465
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	124,860
SOH/AGL Deduction	40,715
ASSESSED VALUE	84,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,145
TOTAL JUST VALUE	124,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1050	4/15/2016	CT	U	I	18	23,500
GRANTOR: CLERK OF COURT						
GRANTEE: WEDDINGTON JEFFREY						
1454/0411	10/24/2006	WD	Q	I		100,000
GRANTOR: WALSH ANGELIA J HENN						
GRANTEE: FLAKES PATRICIA & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 PTO=[YR=2004] N14 W26 S14 E26$ W40 S27 E14
UOP=[YR=2004] S11 E15 N12 W15 S1$ N1 E15 S1 E27 N27$.

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	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	1997	1997	3	20	1,022	
2	0350	CARPORT WD	0	0	20	12	240.00	SF	9.23	9.23	100	1997	1997	3	20	443	

LAND DESCRIPTION

TOTAL OB/XF 1,465

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