

BLOCK 2 LOT 4
2002 OAKS DW
IN OR 991/711

SHREVE RANDY G & KATHIE J
85103 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0002-0040



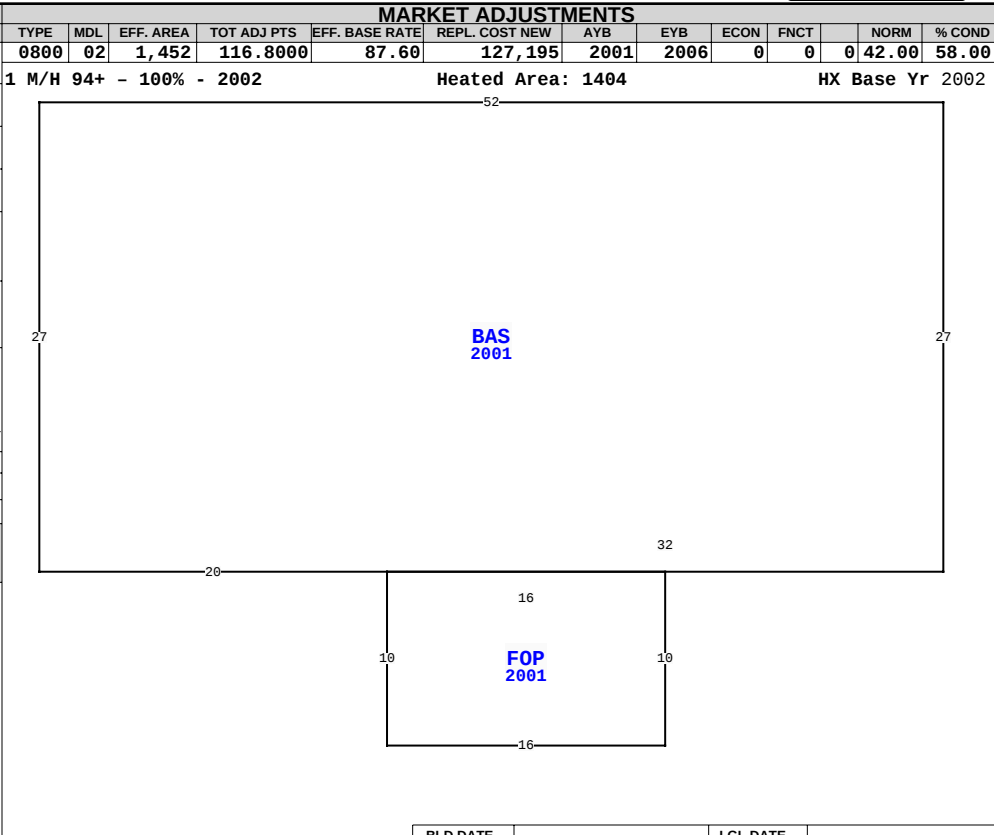
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,404	100	1,404	71,334
FOP	160	30	48	2,439
TOTALS	1,564		1,452	73,773

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	10.00	100	2009	2009	3	40

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



85103 LIL WILLIAM RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/26/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										73,773					
TOTAL MARKET OB/XF VALUE										1,600					
TOTAL LAND VALUE - MARKET										85,000					
TOTAL MARKET VALUE										160,373					
SOH/AGL Deduction										100,173					
ASSESSED VALUE										60,200					
TOTAL EXEMPTION VALUE										35,200					
BASE TAXABLE VALUE										25,000					
TOTAL JUST VALUE										160,373					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										158,030					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018518	FOUNDATION	2,000	07/01/2001
MH013556	MH MOVE-ON	0	07/01/2001
971749	MH MOVE-ON	0	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0991/0711	6/11/2001	WD	Q	I		27,900	
GRANTOR: AFFORDABLE MOBILE HOM							
GRANTEE: SHREVE RANDY & KATH							
0793/0770	5/14/1997	WD	Q	V		12,900	
GRANTOR: SHEFFIELD WILLIAM F E							
GRANTEE: AFFORDABLE MOBILE H							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W52 S27 E20 FOP=[YR=2001] S10 E16 N10 W16 \$ E32 N27 \$.									