BLOCK 2 LOT 6
IN OR 1674/1283
R673416 & R673417

STARRETT MATTHEW J & CHRISTINA
85157 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0002-0060

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

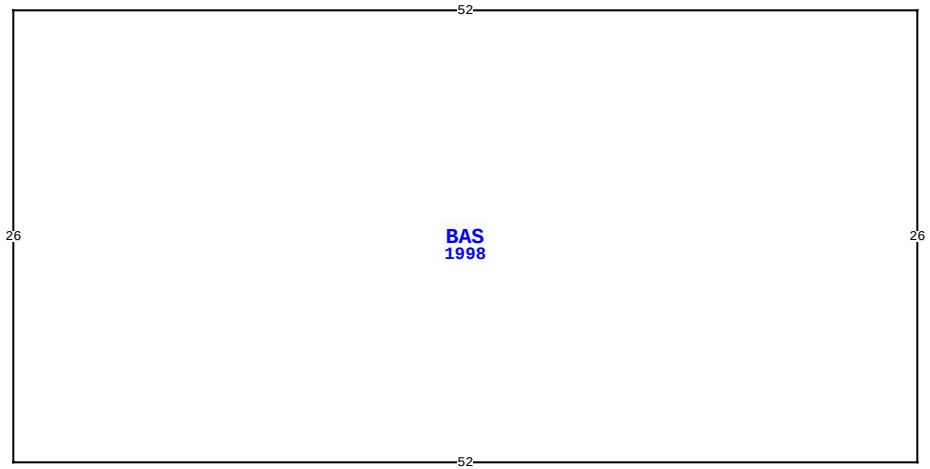
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	49,913
TOTALS	1,352		1,352	49,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.2000	87.90	118,841	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2011 Heated Area: 1352 HX Base Yr 2011



85157 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE	06/10/2009	RK	LGL DATE	05/26/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,394
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		139,586
SOH/AGL Deduction		77,456
ASSESSED VALUE		62,130
TOTAL EXEMPTION VALUE	HX HB	37,130
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004254	ADDITION	4,740	06/29/2020
982192	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1674/1283	4/26/2010	WD	Q	I	02	87,000
GRANTOR: MCLAUGHLIN KEVIN S						
GRANTEE: STARRETT MATTHEW J						
1644/1801	8/25/2009	WD	U	I	11	45,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: MCLAUGHLIN KEVIN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S26 E52 N26$.

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	100	8	12	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

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IN OR 1674/1283
R673416 & R673417

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2024

25-2N-27-1475-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

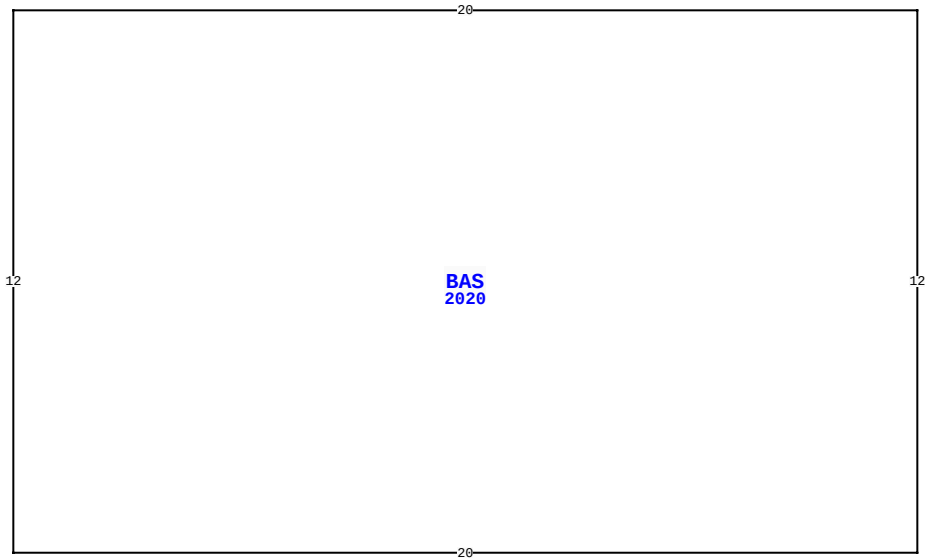
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	4,481
TOTALS	240		240	4,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	240	55.0000	19.25	4,620	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2011 Heated Area: 240 HX Base Yr 2011



85157 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE	06/10/2009	RK	LGL DATE	05/26/2023 MLU
XF DATE			LAND DATE	
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1644/1801	8/25/2009	WD	U	I	11	45,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: MCLAUGHLIN KEVIN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S12 E20 N12$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS