



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		30	VINYL 100		0800	02	1,836	151.8400	113.88	209,084	1998	1998	0	0	58.00	42.00	VALUATION BY		STANDARD											
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2022										Heated Area: 1836				HX Base Yr 2022				Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100		27 68 27 68 BAS 1998										BUILDING MARKET VALUE				87,815											
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				10,972											
Interior Floor		14	CARPET 70												TOTAL LAND VALUE - MARKET				85,000											
Interior Floor		08	SHT VINYL 30												TOTAL MARKET VALUE				183,787											
Air Condition		03	CENTRAL 100												SOH/AGL Deduction				56,129											
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE				127,658											
Bedrooms			4 100												TOTAL EXEMPTION VALUE				HX HB		50,000									
Bathrooms			2 100												BASE TAXABLE VALUE				77,658											
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE				183,787											
Stories		1.	1. 100												NCON VALUE				0											
Units			0 100		INCOME VALUE																									
Quality		06	Quality Level 06		PREVIOUS YEAR MKT VALUE				182,127																					
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	1,836	100	1,836	87,815																										
TOTALS		1,836		1,836	87,815																									
EXTRA FEATURES										85183 LIL WILLIAM RD, FERNANDINA BEACH										BLD DATE 03/27/2009 RK LGL DATE 05/26/2023 MLU										
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														
1	1242	WD DECK A	0 100	0	0	114.00	SF	10.00	10.00	100	1998	1998	3	20	228															
2	0811	CONCRETE B	0 100	26	21	546.00	SF	5.20	5.20	100	1998	1998	3	75	2,129															
3	0510	GARAGE WD-	0 100	20	24	408.00	SF	35.00	35.00	100	2001	2001	3	29	4,141															
4	0350	CARPORT WD	0 100	17	9	153.00	SF	8.58	8.58	100	2001	2001	3	20	263															
5	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	2003	2003	3	32	384															
6	0811	CONCRETE B	0 100	0	0	800.00	SF	5.20	5.20	100	2011	2011	3	92	3,827															
LAND DESCRIPTION										TOTAL OB/XF 10,972																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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													
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