BLOCK 2 LOT 11
IN OR 2073/1919
NASSAUVILLE WOODS PB 5/126

COLLINS EVA ELIZABETH
3 DACEY LANE
STAFFORD, VA 22556

2024

25-2N-27-1475-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

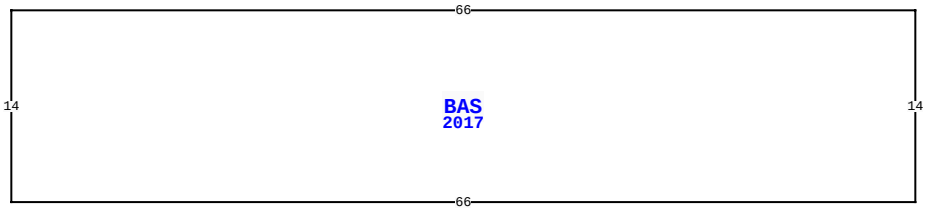
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	924	100	924	19,055
TOTALS	924		924	19,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.2000	68.74	63,516	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85345 LIL WILLIAM 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	19,055
TOTAL MARKET OB/XF VALUE	1,628
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	105,683
SOH/AGL Deduction	48,596
ASSESSED VALUE	57,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,087
TOTAL JUST VALUE	105,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010894	CO ISSUED	0	12/07/2017
1700840	MH MOVE-ON	0	02/03/2017
MH125438	MH MOVE-ON	0	10/01/2012
B0515211	SWIM POOL	2,276	01/01/2005
MH03285	MH MOVE-ON	0	10/01/2000
7587	MH MOVE-ON	12,000	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/1919	9/23/2016	WD	Q	I	01	36,300
GRANTOR: MIZELL LUKE C & KRYST						
GRANTEE: COLLINS EVA ELIZABE						
1734/0596	4/13/2011	WD	U	I	11	35,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: MIZELL LUKE C & KRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S14 E66 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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 03/30/2020 BY NWP Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS