BLOCK 2 LOT 12
IN OR 1925/1774
2001 SPRI DW/MH

BARRY OLIVIA A
85379 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-27-1475-0002-0120**

## BUILDING CHARACTERISTICS

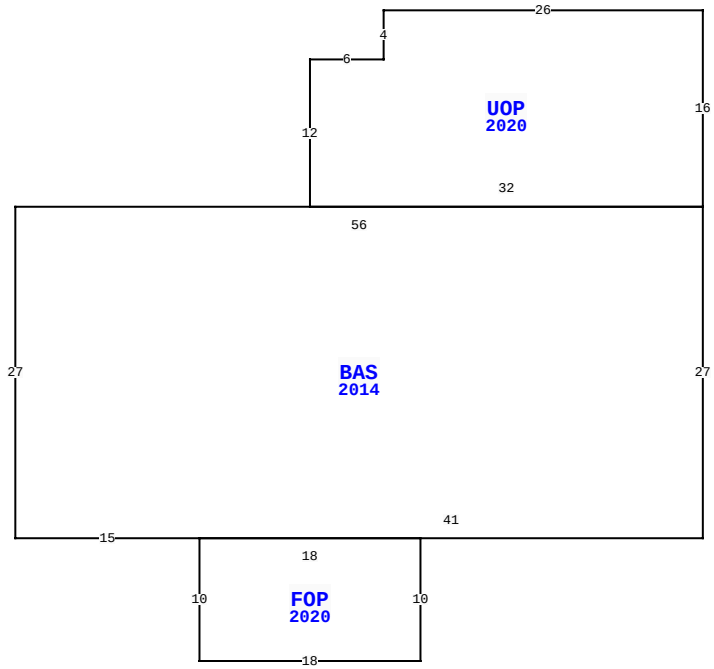
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,512 | 100 | 1,512 | 63,794 |
| FOP | 180 | 30 | 54 | 2,279 |
| UOP | 488 | 25 | 122 | 5,148 |
| TOTALS | 2,180 | | 1,688 | 71,220 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,688 | 117.2000 | 87.90 | 148,375 | 2001 | 2001 | 0 | 0 | 0 | 52.00 | 48.00 |

2 M/H 94+ – 100% - 2016 Heated Area: 1512 HX Base Yr 2016




85379 LIL WILLIAM RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 71,220 |
| TOTAL MARKET OB/XF VALUE | | 3,395 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 159,615 |
| SOH/AGL Deduction | | 93,045 |
| ASSESSED VALUE | | 66,570 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 66,570 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 159,615 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 157,672 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH145593 | CO ISSUED | 0 | 02/05/2015 |
| MH145593 | MH MOVE-ON | 0 | 09/01/2014 |
| MO971735 | MH MOVE-ON | 0 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1925/1774 | 7/02/2014 | WD | U | I | 37 | 20,000 |
| GRANTOR: STREET MATTHEW & KIMB | | | | | | |
| GRANTEE: BARRY FLOYD E & OLI | | | | | | |
| 0668/0475 | 10/12/1992 | WD | Q | V | | 12,800 |
| GRANTOR: SHEFFIELD WM ETAL | | | | | | |
| GRANTEE: STREET MATTHEW & KI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W56 S27 E15 FOP=[YR=2020] S10 E18 N10 W18$E41 N27 $ UOP=[YR=2020] N16 W26 S4 W6 S12 E32$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2016 | 2016 | 3 | 97 | 3,395 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,395

| 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 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS