LOT 8
IN OR 1935/1670
2007 FLEETWOOD DW/MH

PENNINGTON ROBIN
85400 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

18-2N-27-4316-0008-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

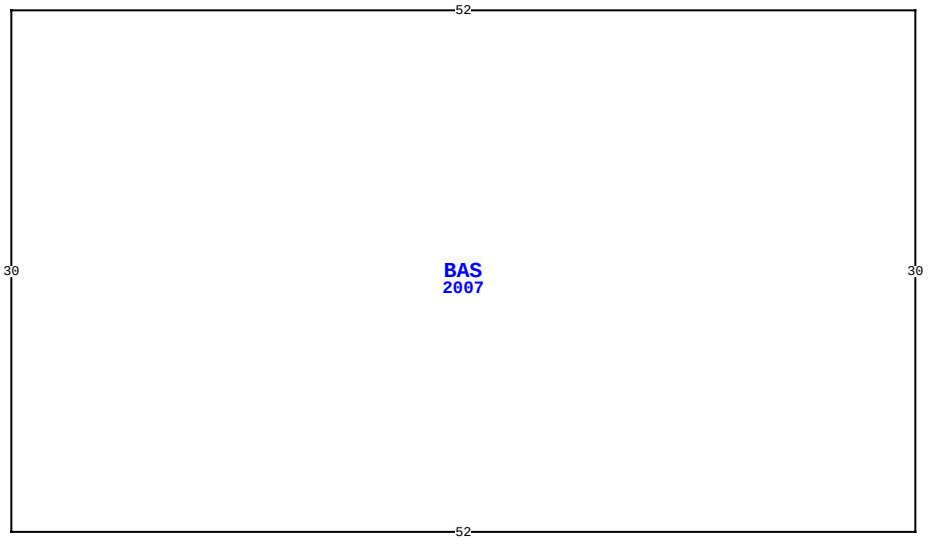
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2007	1,560	90,136
TOTALS	1,560			1,560	90,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



75185 JOHNSON LAKE RD, YULEE

BLD DATE	02/01/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,136
TOTAL MARKET OB/XF VALUE	2,558
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	147,694
SOH/AGL Deduction	20,599
ASSESSED VALUE	127,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,095
TOTAL JUST VALUE	147,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4916	CO ISSUED	0	03/01/2007
MH4916	MH MOVE-ON	0	03/01/2007
M12772	MECH OTHER	0	03/01/2007
MH003093	MH MOVE-ON	0	05/01/2000
B9805546	NEW CONSTR	80,645	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/1670	9/03/2014	QC	U	I	11	100
GRANTOR: PENNINGTON SHELLY						
GRANTEE: PENNINGTON ROBIN						
1679/0506	5/27/2010	WD	U	I	12	53,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PENNINGTON SHELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S30 E52 N30$.

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	0810	CONCRETE A	0	0	5	8	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
2	0940	SHEDS/PORT	0	0	15	8	120.00	SF	30.00	30.00	100	2015	2015	3	65	2,340	

LAND DESCRIPTION

TOTAL OB/XF 2,558

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	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/24/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS