BLOCK 1 LOT 3
IN OR 2103/1368
NASSAUVILLE WOODS PB 5/126

MONTGOMERY KELVIE ANNETTE
85156 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0030

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	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

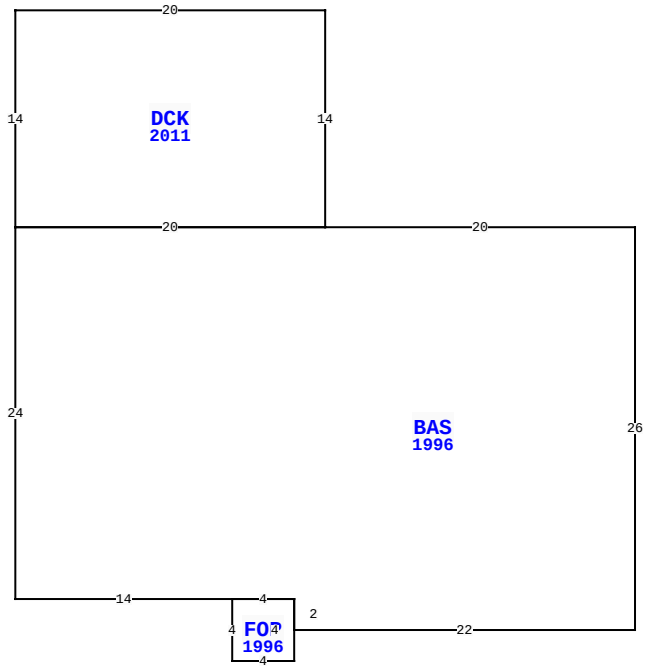
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100	1996	1,004	106,820
DCK	280	10	2011	28	2,979
FOP	16	30	1996	5	532
TOTALS	1,300			1,037	110,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	119.8800	119.88	124,316	1996	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1004 HX Base Yr 2019



85156 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		110,330
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		210,330
SOH/AGL Deduction		141,361
ASSESSED VALUE		68,969
TOTAL EXEMPTION VALUE	HX HB	43,969
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		210,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,198

MISC STORAGES N/V

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003965	REPAIR/RRF	0	05/10/2019
19004892	REPAIR/RRF	12,900	05/10/2019
95-02172	NEW CONSTR	46,850	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1368	2/14/2017	SW	U	I	12	73,000
GRANTOR: SASCO MORTGAGE LOAN T						
GRANTEE: MONTGOMERY KELVIE A						
2068/0491	8/29/2016	CT	U	I	18	36,900
GRANTOR: CLERK OF COURT						
GRANTEE: SASCO MORTGAGE LOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20DCK=[YR=2011] N14 W20 S14 E20 $W20 S24 E14
FOP=[YR=1996] S4E4 N4 W4 $ E4 S2 E22 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS