BLOCK 1 LOT 4
NASSAUVILLE WOODS PB 5/126

POTTRATZ JOSEPH &/CASEY KELLEN
85182 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

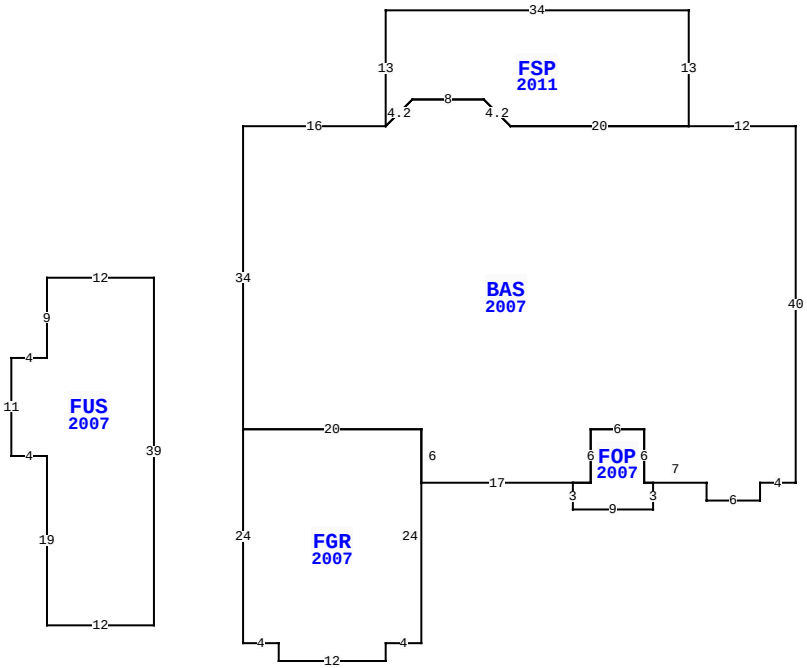
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,369	100	2007	2,369	289,596
FGR	504	55	2007	277	33,861
FOP	63	30	2007	19	2,322
FSP	409	40	2011	164	20,048
FUS	512	100	2007	512	62,589
TOTALS	3,857			3,341	408,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,341	101.2092	133.60	446,358	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2025 Heated Area: 2881 HX Base Yr 2025



85182 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,418
TOTAL MARKET OB/XF VALUE		31,143
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		539,561
SOH/AGL Deduction		0
ASSESSED VALUE		539,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,839
TOTAL JUST VALUE		539,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24665	XFOB	5,625	05/01/2011
M12145	MECH OTHER	0	10/01/2006
R09503	REPAIR/RRF	6,000	09/01/2006
P11469	OTHER	7,000	08/01/2006
C18135	CO ISSUED	0	07/01/2006
E17735	ELEC OTHER	9,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1950	8/17/2020	WD	Q	I	01	412,000
GRANTOR: PENNINGTON HARLAN E &						
GRANTEE: POTTRATZ JOSEPH & K						
0631/1071	7/23/1991	QC	U	V	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: PENNINGTON HARLAN						

BUILDING NOTES

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	0351	CARPORT MT	0	100	13	25	325.00	SF	5.00	5.00	100	2005	2005	3	22	358	
2	0812	CONCRETE C	0	100	0	0	2,262.00	SF	4.00	4.00	100	2007	2007	3	87	7,872	
3	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2009	2009	3	52	20,332	
4	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	2009	2009	3	89	2,581	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W12 W20 U3L3 W8 D3L3 W16 S34 E20 S6
E17 E2 N6 E6 S6 E7 S2 E6 N2 E4 N40 $
FUS=[YR=2007;ORIG=-84,17] E12 S39 W12 N19 W4 N11 E4 N9 $
FGR=[YR=2007;ORIG=-62,34] S24 E4 S2 E12 N2 E4 N24 W20 $
FSP=[YR=2011;ORIG=-12,0] N13 W34 S13 U3R3 E8 D3R3 E20 $
FOP=[YR=2007;ORIG=-25,40] S3 E9 N3 W1 N6 W6 S6 W2 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,143

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS