BLOCK 1 LOT 6
NASSAUVILLE WOODS PB 5/126

HADDEMAN LUZIVETTE
96232 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0060

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	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06

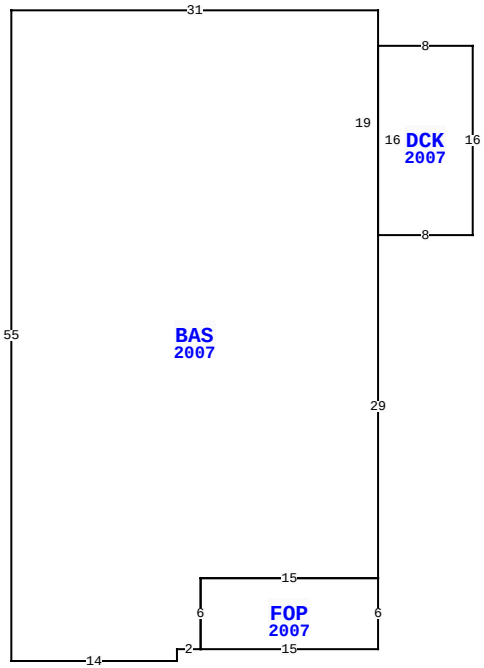
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	2007	1,598	176,008
DCK	128	10	2007	13	1,432
FOP	90	30	2007	27	2,973
TOTALS	1,816			1,638	180,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,638	133.0182	119.72	196,101	2007	2007	0	0	0	8.00	92.00

1 SFR MODULR – 0% - 0 Heated Area: 1598 HX Base Yr



85242 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	180,413
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	290,813
SOH/AGL Deduction	40,580
ASSESSED VALUE	250,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,233
TOTAL JUST VALUE	290,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,490

WD STRG (18X16) + (20X16) + PL SHED (12X10) ARE AL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19266	ELEC OTHER	0	05/01/2007
M12927	MECH OTHER	0	05/01/2007
P12386	OTHER	0	05/01/2007
B0719772	MH MOVE-ON	0	01/01/2007
C19772	CO ISSUED	0	01/01/2007
971803	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1079	7/20/2020	WD	Q	I	01	203,000
GRANTOR: PENNINGTON JASON & HE						
GRANTEE: HADDEMAN LUZIVETTE						
2113/0934	3/31/2017	WD	U	I	30	69,100
GRANTOR: PENNINGTON JASON & CA						
GRANTEE: PENNINGTON JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 S55 E14 N1 E2 FOP=[YR=2007] E15 N6 W15 S6$ N6 E15 N29 DCK=[YR=2007] E8 N16 W8 S16$ N19 $.

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	0510	GARAGE WD-	0	0	18	16	288.00	SF	35.00	35.00	100	2008	2008	3	48	4,838	
2	0510	GARAGE WD-	0	0	20	12	240.00	SF	35.00	35.00	100	2008	2008	3	48	4,032	
3	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2011	2011	3	60	1,080	
4	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2011	2011	3	45	450	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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		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