BLOCK 1 LOT 8
NASSAUVILLE WOODS PB 5/126

HANEY DAVID
85288 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

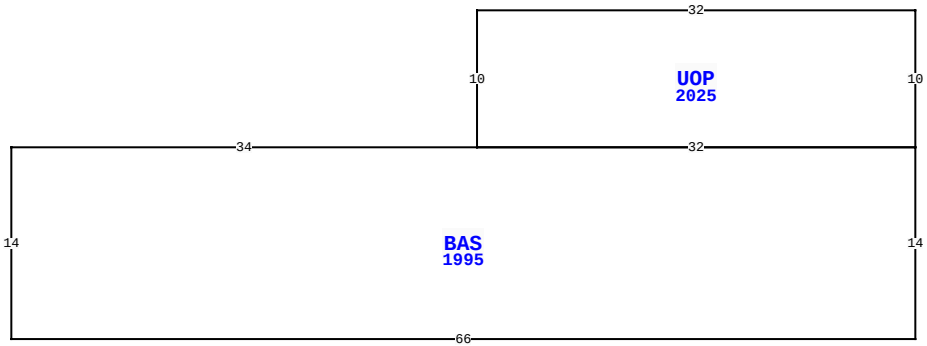
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1995	924	23,773
UOP	320	25	2025	80	2,058
TOTALS	1,244			1,004	25,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,004	107.2000	85.76	86,103	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



85288 LIL WILLIAM RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,831
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	125,831
SOH/AGL Deduction	0
ASSESSED VALUE	125,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,831
TOTAL JUST VALUE	125,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,055

MISC STRG SHED = NV: KW 10/24

SW/MH VIN: GAFLM07A22767BM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1017	MH MOVE-ON	0	08/01/1995
8869	MH MOVE-ON	34,000	04/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/987	10/03/2024	PR	U	I	11	100
GRANTOR: CROGHAN JENNIFER AS P						
GRANTEE: HANEY DAVID						
1303/1270	3/22/2005	WD	Q	I	05	39,000
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: MESSER LARRY G & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W32 W34 S14 E66 N14 $
UOP=[YR=2025;ORIG=0,0] W32 N10 E32 S10 $
.

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	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