BLOCK 1 LOT 10
NASSAUVILLE WOODS PB 5/126

AKINS LISA
1004 72ND ST CT E
PALMETTO, FL 34221

2025

25-2N-27-1475-0001-0100

BUILDING CHARACTERISTICS

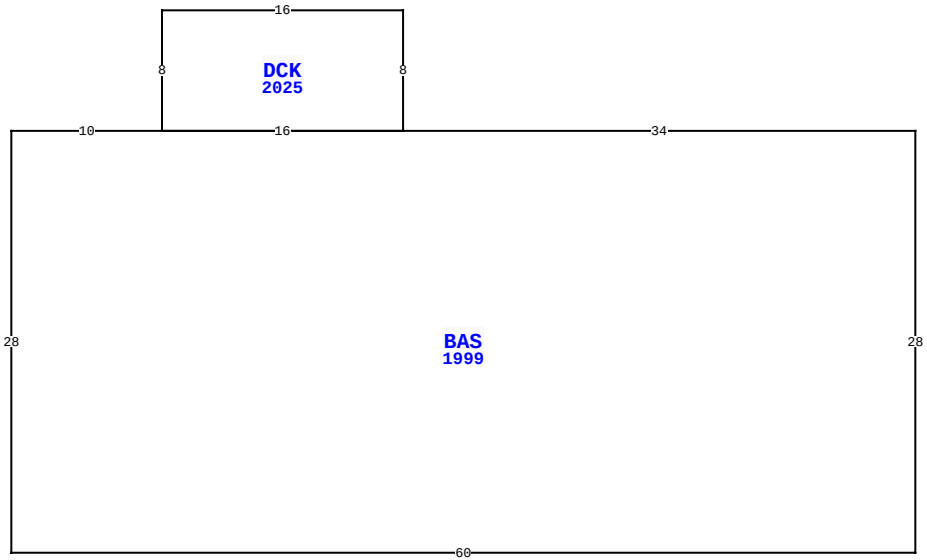
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,680	100	1999	1,680	99,411
DCK	128	15	2025	19	1,124
TOTALS	1,808			1,699	100,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,699	128.9200	109.58	186,176	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2025 Heated Area: 1680 HX Base Yr



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

85324 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,535
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	203,370
SOH/AGL Deduction	0
ASSESSED VALUE	203,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,370
TOTAL JUST VALUE	203,370
NCON VALUE	1,124
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,378

DW/MH VIN: HMST15038(A/B)GA __ TITLE: 80142531 & 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992906	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/219	9/10/2024	QC	U	I	11	100
GRANTOR: CHILDS DIANE						
GRANTEE: AKINS LISA						
2731/1179	8/08/2024	WD	Q	I	01	230,000
GRANTOR: 85324 LIL WILLIAM LAN						
GRANTEE: CHILDS DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W34 W16 W10 S28 E60 N28 $
DCK=[YR=2025;ORIG=-50,0] E16 N8 W16 S8 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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