

BLOCK 1 LOT 11
EX ESMT PT OR 556/654
NASSAUVILLE WOODS PB 5/126

CARTER CHRISTOPHER M/ALBA DIANA
85342 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	01	NONE 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

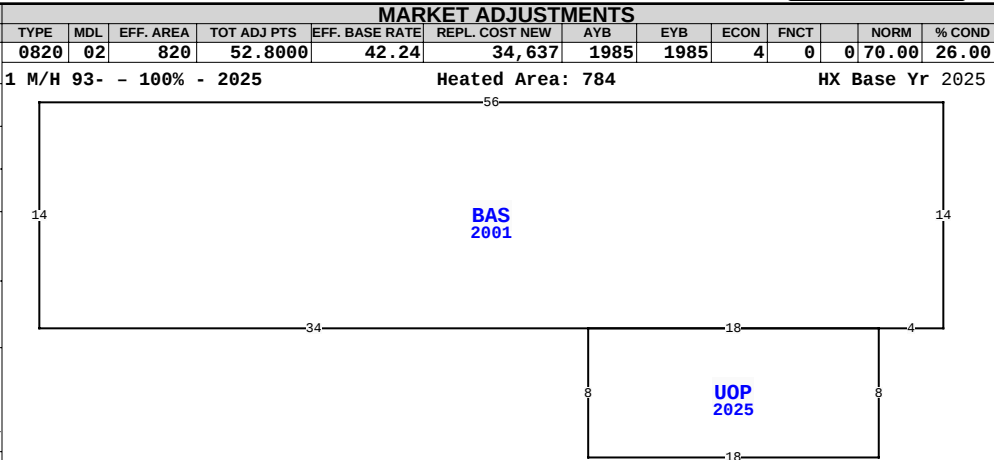
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2001	784	8,610
UOP	144	25	2025	36	395

TOTALS	928			820	9,006
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	24	384.00	SF	30.00	30.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



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

85342 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		9,006
TOTAL MARKET OB/XF VALUE		5,760
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		114,766
SOH/AGL Deduction		0
ASSESSED VALUE		114,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,044
TOTAL JUST VALUE		114,766
NCON VALUE		395
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,064

1985 CLARK (2002)			
RP: 12055659			
SW/MH/ID FLFL1AF077008930			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
961522	MH MOVE-ON	0	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2719/1134	6/18/2024	WD	Q	I	01	115,000	
GRANTOR: BARTCHLETT DEBRA							
GRANTEE: CARTER CHRISTOPHER							
1840/1437	2/15/2013	WD	Q	I	02	39,000	
GRANTOR: SUTTON LISA RUSS							
GRANTEE: BARTCHLETT DEBRA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001;ORIG=0,0] W56 S14 E34 E18 E4 N14 \$											
UOP=[YR=2025;ORIG=-22,14] E18 S8 W18 N8 \$											