BLOCK 1 LOT 13 R378362
NASSAUVILLE WOODS PB 5/126

PENNINGTON HARLAN & ROBIN
85400 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

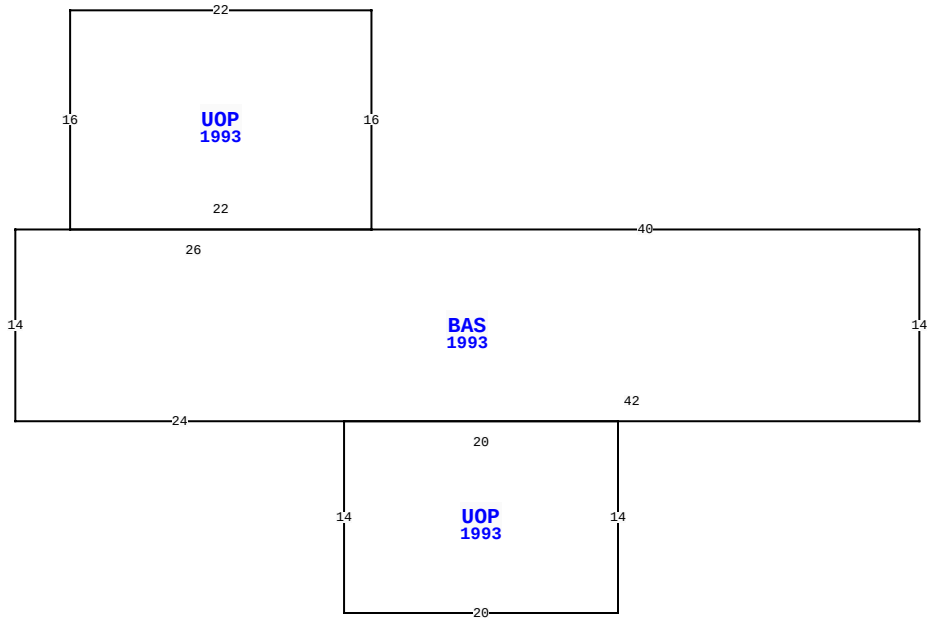
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1993	924	20,402
UOP	280	25	1993	70	1,546
UOP	352	25	1993	88	1,943
TOTALS	1,556			1,082	23,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,082	92.0000	73.60	79,635	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr



BLD DATE	01/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85400 LIL WILLIAM RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,890
TOTAL MARKET OB/XF VALUE		1,492
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		125,382
SOH/AGL Deduction		14,760
ASSESSED VALUE		110,622
TOTAL EXEMPTION VALUE	13	110,622
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		125,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7723	MH MOVE-ON	2,300	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/0849	5/05/2020	QC	U	I	11	48,000
GRANTOR: BARRY FLOYD E & OLIVI						
GRANTEE: PENNINGTON HARLAN &						
1936/1060	9/08/2014	WD	U	I	37	20,000
GRANTOR: WILLIAMS CYNTHIA RAE						
GRANTEE: BARRY FLOYD E & OLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UOP=[YR=1993] N16 W22 S16 E22 $ W26 S14 E24 UOP=[YR=1993] S14 E20 N14 W20 $ E42 N14 $.

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	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	100	1995	1995	3	20	772	
2	0681	POLE SHED	0	100	0	0	240.00	SF	15.00	15.00	100	1995	1995	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,492

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS