BLOCK 1 LOT 14
IN OR 1193/703
R674044 & R674045

DRUMM CAROL
85434 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0140

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 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	04	Quality Level 04

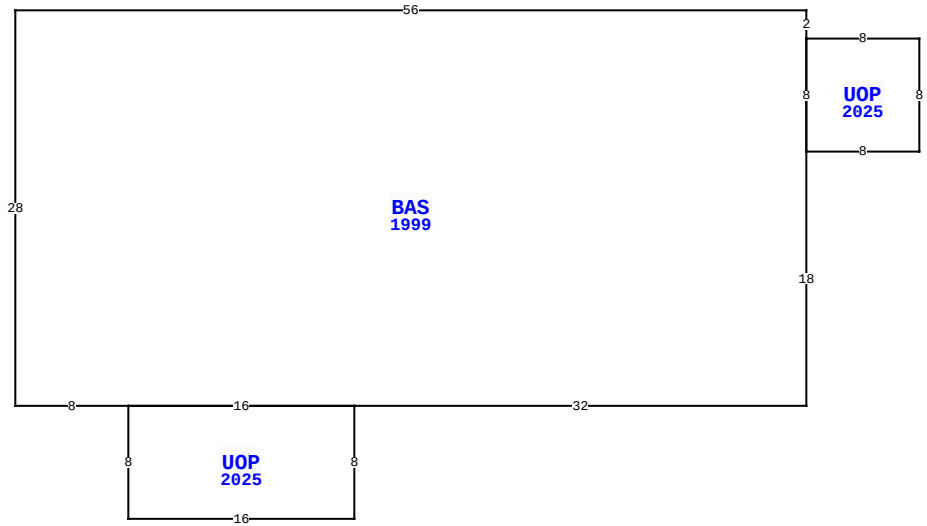
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1999	1,568	82,474
UOP	64	25	2025	16	841
UOP	128	25	2025	32	1,683
TOTALS	1,760			1,616	84,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,616	128.9200	109.58	177,081	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2004 Heated Area: 1568 HX Base Yr 2004



85434 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		84,999
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		184,999
SOH/AGL Deduction		120,331
ASSESSED VALUE		64,668
TOTAL EXEMPTION VALUE	HX HB	39,668
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		184,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,556

1997 HOMD _- R674044 & R674045

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0703	12/05/2003	WD	Q	I		85,000
GRANTOR: MURALLO RUFINO V III						
GRANTEE: DRUMM GERALD & CARO						
0886/0740	6/09/1999	WD	U	I	11	72,900
GRANTOR: AFFORDABLE MOBILE HOM						
GRANTEE: MURALLO RUFINO V II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W56 S28 E8 E16 E32 N18 N8 N2 $
UOP=[YR=2025;ORIG=-48,28] E16 S8 W16 N8 $
UOP=[YR=2025;ORIG=0,2] E8 S8 W8 N8 $
.

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	100		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