BLOCK 1 LOT 17
NASSAUVILLE WOODS PB 5/126

SELBY CHARLES L & MICHELE L
85504 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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		1 100
Quality	05	Quality Level 05

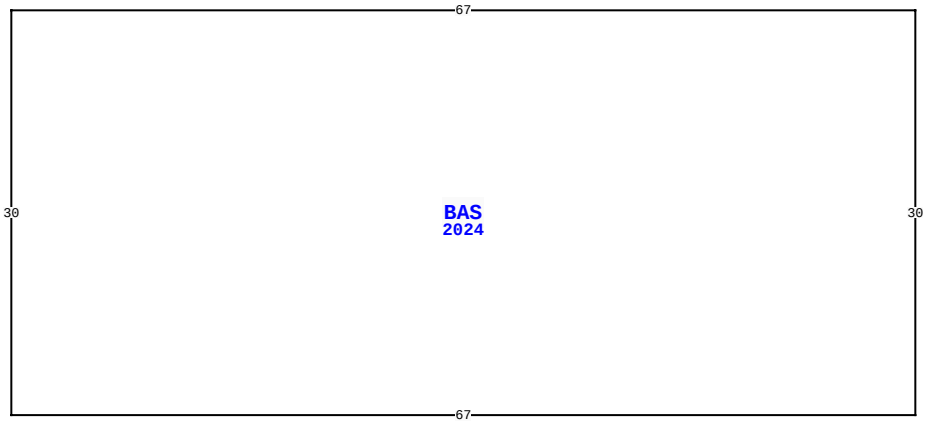
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2024	2,010	223,291
TOTALS	2,010			2,010	223,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,010	123.4310	111.09	223,291	2023	2023	0	0	0	0.00	100.00

1 SFR MODULR – 100% - 2024 Heated Area: 2010 HX Base Yr 2024



85504 LIL WILLIAM RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,291
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		323,291
SOH/AGL Deduction		53,602
ASSESSED VALUE		269,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,967
TOTAL JUST VALUE		323,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002660	CO ISSUED	0	02/27/2023
22016018	NEW CONSTR	425,000	10/25/2022
8511	MH MOVE-ON	1,500	04/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0908	8/13/2020	WD	Q	I	02	70,000
GRANTOR: CAUDILL BARBARA S						
GRANTEE: SELBY CHARLES L & M						
0626/0884	5/21/1991	WD	Q	V		14,750
GRANTOR: SHEFFIELD WM & LEE J						
GRANTEE: CAUDILL BARBARA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E67 S30 W67 N30 $
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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	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 03/01/2023 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS