BLOCK 1 LOT 18
NASSAUVILLE WOODS PB 5/126

FLOYD MICHAEL W & EDITH P L/E/
85532 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0180

BUILDING CHARACTERISTICS

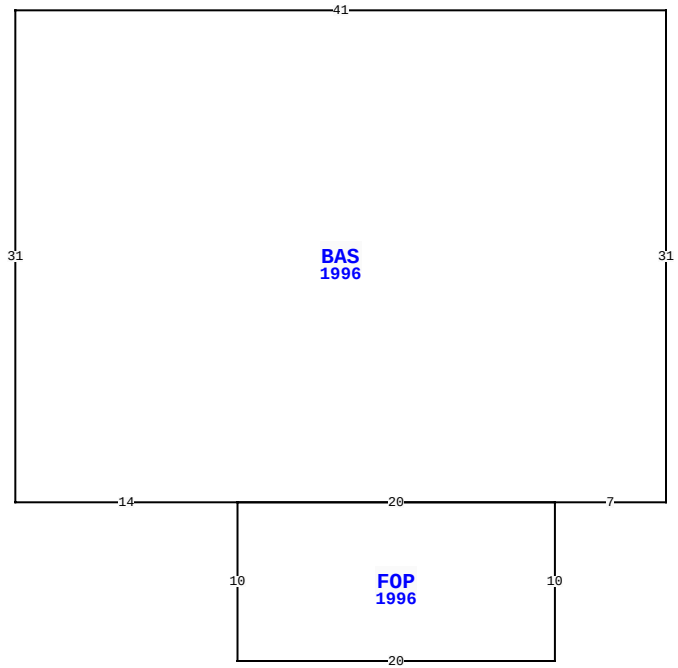
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,271	100	1996	1,271	126,292
FOP	200	30	1996	60	5,962
TOTALS	1,471			1,331	132,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	115.5440	115.54	153,784	1996	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 0 Heated Area: 1271 HX Base Yr



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

85532 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,254
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		232,254
SOH/AGL Deduction		143,970
ASSESSED VALUE		88,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,562
TOTAL JUST VALUE		232,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,468

MISC ALUMN STRG + REAR DECK = NV: KW 10/24

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02481	NEW CONSTR	59,865	12/20/1995
7627	MH MOVE-ON	28,900	01/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0035	3/15/2019	LE	U	I	11	100
GRANTOR: FLOYD MICHAEL W & EDI						
GRANTEE: FLOYD MARISHELLE E						
0631/1061	7/23/1991	QC	U	I	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: FLOYD MICHAEL & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W41 S31 E14 E20 E7 N31 $
FOP=[YR=1996;ORIG=-27,31] S10 E20 N10 W20 $
.

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