

BLOCK 1 LOT 19
IN OR 1211/409
NASSAUVILLE WOODS PB 5/126

MURRAY JAMES G & SUELLEN B
85550 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	00	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	1,296	100	1998	1,296	136,671
FEP	576	80	1998	461	48,616
FUS	252	100	1998	252	26,575
UOP	130	20	1998	26	2,742
TOTALS	2,254			2,035	214,603

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,035	117.5020	117.50	239,112	1998	2003	0	0	0	10.25	89.75	

1 SINGLE FAM - 100% - 2005

Heated Area: 1548

HX Base Yr 2005

48

12

FEP
1998

12

48

18

FUS
1998

18

27

27

BAS
1998

27

48

5

UOP
1998

5

26

26

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/09/2025

MLU