

BLOCK 1 LOT 20
IN OR 1954/1637
NASSAUVILLE WOODS PB 5/126

FERGUSON NATHAN
85562 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0200



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories		1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	02	Quality Level 02			
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	2,114	100	2006	2,114	258,250
FGR	550	55	2006	302	36,893
FOP	128	30	2006	38	4,642
FOP	314	30	2006	94	11,483
STP	18	10	2006	2	244
TOTALS	3,124			2,550	311,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,550	101.1408	133.51	340,450	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022						Heated Area: 2114		HX Base Yr 2022			
The floor plan diagram illustrates a building layout with several interconnected rooms and corridors. The rooms are labeled in blue text as FOP 2006 (top left), BAS 2006 (center), FGR 2006 (bottom right), and STP 2006 (small room on the right). Dimensions are indicated along the walls and corridors. The layout includes a large central area (BAS 2006) connected to a smaller room (FOP 2006) at the top left, a large room (FGR 2006) at the bottom right, and a small room (STP 2006) on the right side. Corridors and service areas are also shown with dimensions.											
BLD DATE				LGL DATE				05/09/2025			
XF DATE				LAND DATE				MLU			