BLOCK 1 LOT 27
IN OR 774/894
EX ESMT PT OR 556/654

DELANEY JANNETTE & CHRISTOPHER
5345 WOODCREST ROAD
JACKSONVILLE, FL 32205

2025

25-2N-27-1475-0001-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

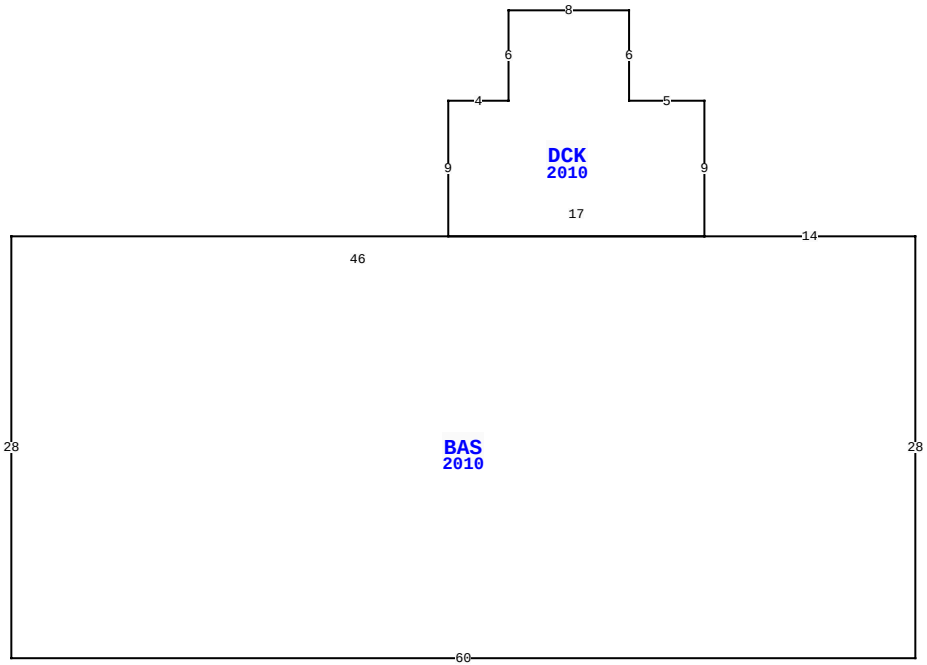
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2010	1,680	14,636
DCK	201	15	2010	30	261
TOTALS	1,881			1,710	14,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,710	54.4500	43.56	74,488	1986	1986	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr



85406 BURMEISTER RD, FERNANDINA BEACH

BLD DATE	04/06/2017	SB	LGL DATE	
XF DATE			LAND DATE	05/26/2023 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	14,898
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	227,090
TOTAL MARKET VALUE	241,988
SOH/AGL Deduction	132,426
ASSESSED VALUE	109,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,562
TOTAL JUST VALUE	241,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5201	CO ISSUED	0	01/19/2010
MH5201	MH MOVE-ON	0	07/01/2009
P13839	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0894	10/21/1996	WD	U	V	07	100
GRANTOR: ELSWICK MICHAEL C & L						
GRANTEE: DELANEY JANNETTE &						
0769/1092	8/28/1996	WD	Q	V		17,900
GRANTOR: ELSWICK MICHAEL C & L						
GRANTEE: DELANEY JANNETTE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 DCK=[YR=2010] N9 W5 N6 W8 S6 W4 S9 E17$ W46 S28 E60 N28$.

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	000116	C	RES MARSH	0	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	150,000.00	150,000.00	225,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	500.00	500.00	2,090							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.68 Total Land Value: 227,090 Market: 0 Agricultural: 0 Common: 227,090 PRINTED 07/30/2025 BY SYS