BLOCK 1 LOTS 28 & 29
IN OR 1447/301
2007 JACO DW/MH

HOLMBERG EDWARD L & LINDA
24 DOUGLAS CT S
HOMOSASSA, FL 34446

2025

25-2N-27-1475-0001-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	06	Quality Level 06

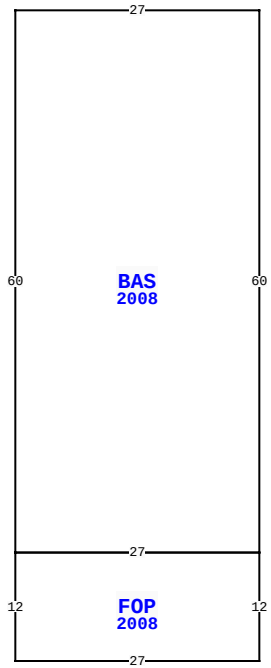
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2008	1,620	124,384
FOP	324	30	2008	97	7,448
TOTALS	1,944			1,717	131,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,717	155.7400	132.38	227,296	2007	2007	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85339 BURMEISTER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	131,832
TOTAL MARKET OB/XF VALUE	3,752
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	335,584
SOH/AGL Deduction	141,533
ASSESSED VALUE	194,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,051
TOTAL JUST VALUE	335,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,393

GARAGE (16X16) + PL SHED (5X16) ARE ATTACHED
RP: 12497208 & 12497209
DW/MH/ID: JACFL28315(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5009	CO ISSUED	0	10/01/2007
MH5009	MH MOVE-ON	0	10/01/2007
M13357	MECH OTHER	0	10/01/2007
P12793	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0301	9/26/2006	WD	Q	I		127,200
GRANTOR: MONEYHAN ROBERT E & D						
GRANTEE: HOLMBERG EDWARD L &						
1396/0773	3/16/2006	WD	U	I	23	75,000
GRANTOR: WILDER GERALD W SR						
GRANTEE: MONEYHAN ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W27 S60 FOP=[YR=2008] S12 E27 N12 W27$ E27 N60$.

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
1	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	1995	1995	3	20	1,792	
2	0680	POLE SHED	0	0	5	16	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,752

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	0		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 10/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS