BLOCK 1 LOT 30
IN OR 1320/1430
EX ESMT PT OR 556/654

SZYNAKA EDWARD M & DIANE
85293 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034-7653

2025

25-2N-27-1475-0001-0300

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

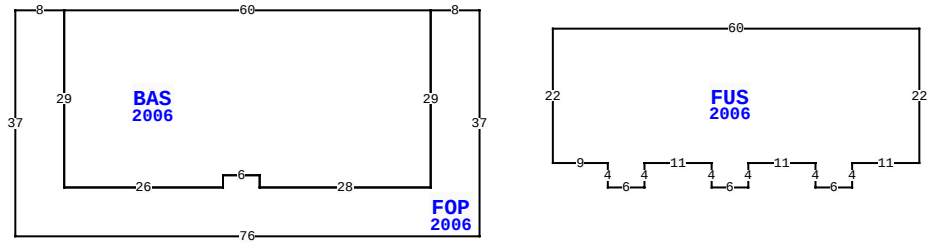
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2006	1,728	183,191
FOP	1,084	30	2006	325	34,455
FUS	1,392	100	2006	1,392	147,571
TOTALS	4,204			3,445	365,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,445	112.7828	112.78	388,527	2006	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2007 Heated Area: 3120 HX Base Yr 2007



85293 BURMEISTER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,215
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		467,630
SOH/AGL Deduction		179,881
ASSESSED VALUE		287,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,027
TOTAL JUST VALUE		467,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003899	REPAIR/RRF	0	05/09/2019
M15966	H/AC	0	02/01/2011
B23527	ADDITION	15,000	04/01/2010
B21723	XFOB	6,336	07/01/2008
R08884	REPAIR/RRF	2,000	02/01/2006
P10601	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1430	5/27/2005	WD	U	V	23	35,000
GRANTOR: MULLINS NANCY R						
GRANTEE: SZYNAKA EDWARD M &						
1049/0170	4/10/2002	QC	Q	V	01	2,500
GRANTOR: ELLIOTT RUTH						
GRANTEE: MULLINS NANCY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-8,0] W60 S29 E26 N2 E6 S2 E28 N29 $
FUS=[YR=2006;ORIG=12,3] E60 S22 W11 S4 W6 N4 W11 S4 W6 N4 W11 S4 W6 N4 W9 N22 $
FOP=[YR=2006;ORIG=0,0] W8 S29 W28 N2 W6 S2 W26 N29 W8 S37 E76 N37 $
.

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	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2006	2006	3	86	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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