BLOCK 1 LOTS 31 & 32
IN OR 1361/1011
(EX ESMT PT OR 556/654)

TAYLOR OSCAR VINCE
85257 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

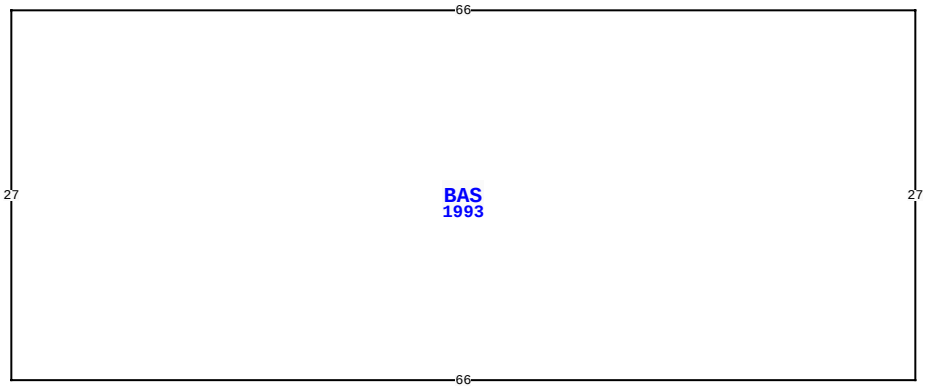
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,782	100	1993	1,782	61,472
TOTALS	1,782			1,782	61,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	123.2000	98.56	175,634	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1782 HX Base Yr 1993



85257 BURMEISTER RD, FERNANDINA BEACH

BLD DATE	09/02/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,472
TOTAL MARKET OB/XF VALUE		9,839
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		271,311
SOH/AGL Deduction		189,387
ASSESSED VALUE		81,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,202
TOTAL JUST VALUE		271,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8797	MH MOVE-ON	37,000	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1011	10/25/2005	WD	Q	I	01	100
GRANTOR: TAYLOR BRENDA GAIL						
GRANTEE: TAYLOR OSCAR VINCE						
0653/1224	4/06/1992	WD	Q	V		13,500
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: TAYLOR OSCAR & B G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E66 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	1,450.00	SF	5.20	5.20	100	2020	2020	3	98	7,389	

LAND DESCRIPTION

TOTAL OB/XF 9,839

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							
2	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 06/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS