BLOCK 1 LOT 33
IN OR 1716/653
NASSAUVILLE WOODS PB 5/126

THOMAS KEATON L
85161 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0330

BUILDING CHARACTERISTICS

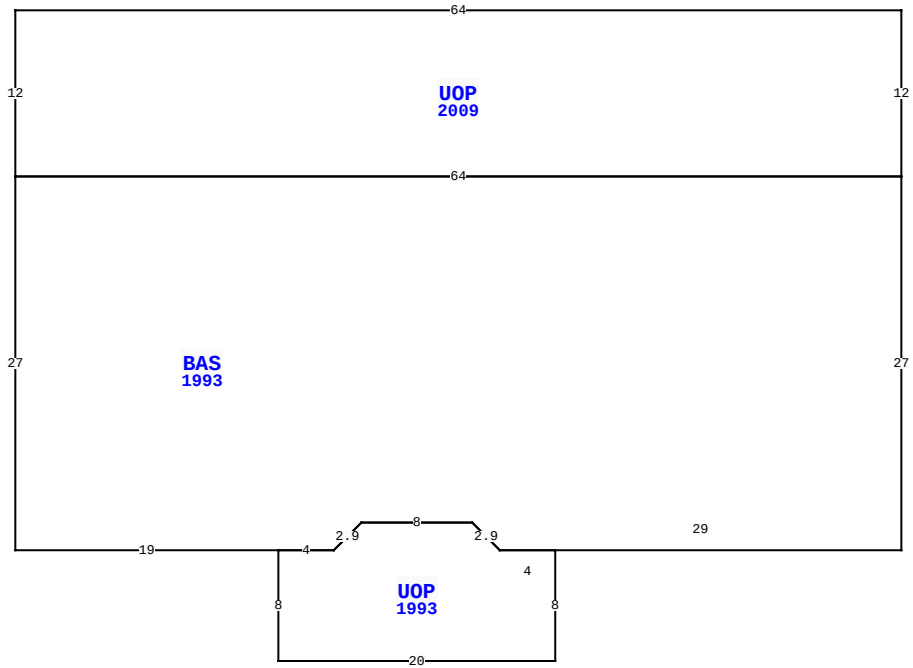
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,708	100	1993	1,708	73,829
UOP	180	25	1993	45	1,945
UOP	768	25	2009	192	8,299
TOTALS	2,656			1,945	84,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,945	122.8000	98.24	191,077	1991	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2011 Heated Area: 1708 HX Base Yr 2011



85161 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		131,896
TOTAL MARKET OB/XF VALUE		2,595
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		234,491
SOH/AGL Deduction		145,595
ASSESSED VALUE		88,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,174
TOTAL JUST VALUE		234,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006530	GARAGE	98,707	06/25/2018
8510	MH MOVE-ON	35,000	04/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2151/1625	10/12/2017	QC	U	I	11	100
GRANTOR: THOMAS ELIZABETH RENE						
GRANTEE: THOMAS KEATON L						
1716/0653	12/16/2010	WD	U	I	30	74,000
GRANTOR: STILE THERESA & CHRIS						
GRANTEE: THOMAS KEATON L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W64 S12 BAS=[YR=1993] S27 E19 UOP=[YR=1993] S8 E20 N8 W4 U2 L2 W8 D2 L2 W4 $ E4 U2 R2 E8 D2 R2 E29 N27 W64 $ E64 N12 $.

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	32	24	768.00	SF	3.48	3.48	100	2018	2018	3	97	2,595	

LAND DESCRIPTION

TOTAL OB/XF 2,595

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

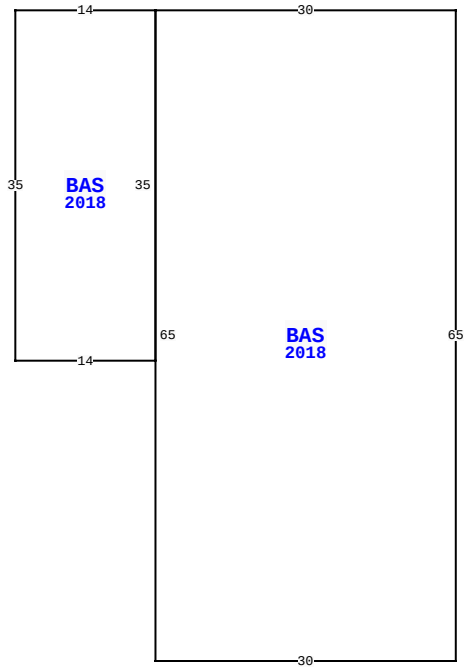
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	490	100	2018	490	9,604
BAS	1,950	100	2018	1,950	38,219
TOTALS	2,440			2,440	47,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,440	56.3500	20.85	50,874	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2011 Heated Area: 2440 HX Base Yr 2011



85161 BURMEISTER RD, FERNANDINA BEACH

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1716/0653	12/16/2010	WD	U	I	30	74,000
GRANTOR: STILE THERESA & CHRIS						
GRANTEE: THOMAS KEATON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W30 S65 E30 N65 $
BAS=[YR=2018;ORIG=-30,0] W14 S35 E14 N35 $
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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

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS