BLOCK 1 LOT 34
IN OR 632 PG 820
R621759 & R621760

BALLARD JOHN M EST
85129 BURMEISTER RD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0340

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	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

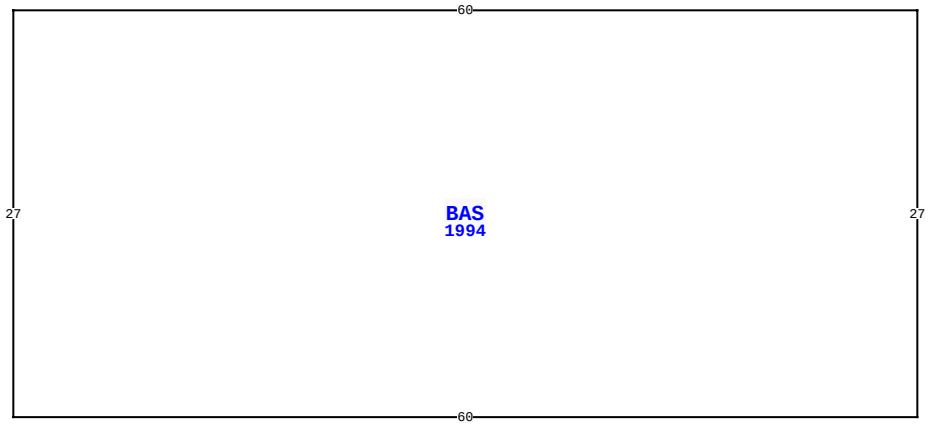
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1994	1,620	48,415
TOTALS	1,620			1,620	48,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	99.62	161,384	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 33% - 2025 Heated Area: 1620 HX Base Yr 2025



85129 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		48,415
TOTAL MARKET OB/XF VALUE		1,129
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		149,544
SOH/AGL Deduction		0
ASSESSED VALUE		149,544
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		124,544
TOTAL JUST VALUE		149,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,873

1995 FLEE _ R621759 & R621760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 685	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0632/0820	8/01/1991	WD	Q	V		11,800

GRANTOR: LEE & SHEFFIELD
GRANTEE: BALLARD JOHN & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E60 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	1242	WD DECK A	0	33	12	12	144.00	SF	10.00	10.00	100	1991	1991	3	20	288	
2	0810	CONCRETE A	0	33	14	14	196.00	SF	6.50	6.50	100	1994	1994	3	66	841	

LAND DESCRIPTION

TOTAL OB/XF 1,129

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	33		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