BLOCK 1 LOT 35 R622159
IN OR 757 PG 635
NASSAUVILLE WOODS PB 5/126

WHITE BRIAN M & KELLY A
85452 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-27-1475-0001-0350**

## BUILDING CHARACTERISTICS

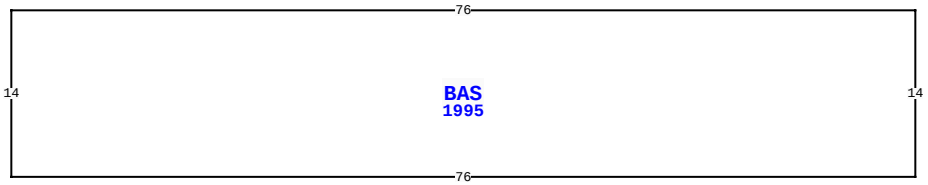
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,064 | 100 | 1995 | 1,064 | 27,375 |
| TOTALS | 1,064 | | | 1,064 | 27,375 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,064 | 107.2000 | 85.76 | 91,249 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr




85101 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 | 27,375 |
| TOTAL MARKET OB/XF VALUE | 188 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 127,563 |
| SOH/AGL Deduction | 56,273 |
| ASSESSED VALUE | 71,290 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 71,290 |
| TOTAL JUST VALUE | 127,563 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,130 |

OLD ALUM STG= NV :W 10/24
1993 WESTON_ FLEETWOOD _ R622159

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 961324 | MH MOVE-ON | 0 | 07/16/1996 |
| 95 999 | MH MOVE-ON | 0 | 07/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0757/0635 | 4/18/1996 | WD | U | I | 13 | 19,500 |
| GRANTOR: SHEFFIELD WILLIAM F | | | | | | |
| GRANTEE: WHITE BRIAN M & KEL | | | | | | |
| 0745/0953 | 12/01/1995 | WD | Q | V | 06 | 11,400 |
| GRANTOR: CREDLE JOY | | | | | | |
| GRANTEE: SHEFFIELD WILLIAM F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W76 S14 E76 N14 $ .

## 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 | 0 | 5 | 6 | 30.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 60 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 128 | |

## LAND DESCRIPTION

TOTAL OB/XF 188

| 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 | 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