BLOCK 1 LOT 38
L/E OR 1452/1109
R359687 & R359688

BRADLEY JASON C L/E/
85023 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0380

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

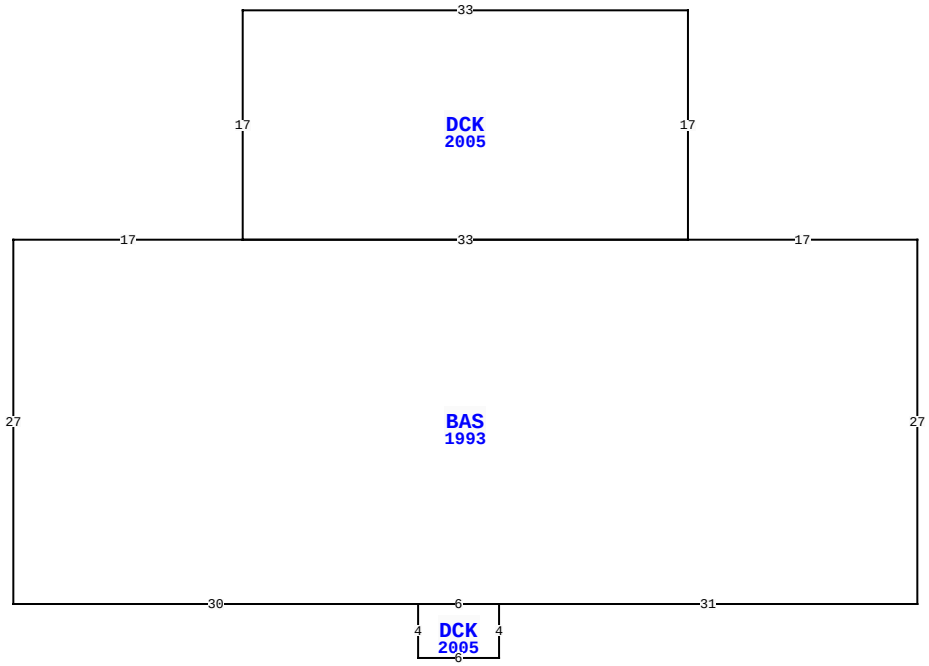
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1993	1,809	71,318
DCK	24	15	2005	4	158
DCK	561	15	2005	84	3,312
TOTALS	2,394			1,897	74,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,897	123.2000	98.56	186,968	1988	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 1809 HX Base Yr



85023 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	74,787
TOTAL MARKET OB/XF VALUE	4,970
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	179,757
SOH/AGL Deduction	87,735
ASSESSED VALUE	92,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,022
TOTAL JUST VALUE	179,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,319

1989 HORTON (SUMM)_ R359687 & R359688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7581	MH MOVE-ON	31,900	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1109	10/16/2006	QC	U	I	18	100
GRANTOR: BRADLEY JASON C L/E						
GRANTEE: BRADLEY JOE B & SUS						
1315/0464	5/05/2005	WD	Q	I		83,000
GRANTOR: BOLES STANLEY E & ELL						
GRANTEE: BRADLEY JASON C						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2025	2016		70	2,800	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 W33 W17 S27 E30 E6 E31 N27 $
DCK=[YR=2005;ORIG=-17,0] N17 W33 S17 E33 $
DCK=[YR=2005;ORIG=-37,27] S4 E6 N4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,970

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