BLOCK 2 LOT 9
NASSAUVILLE WOODS PB 5/126

BUEHRER LUCAS CONRAD
85241 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0002-0090

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 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

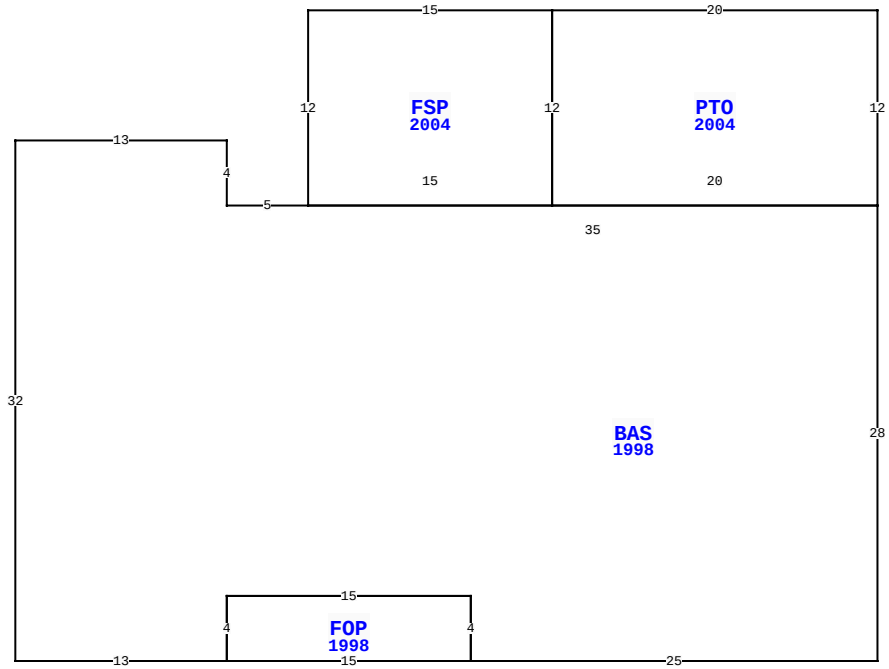
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1998	1,476	163,538
FOP	60	30	1998	18	1,994
FSP	180	40	2004	72	7,978
PTO	240	5	2004	12	1,330
TOTALS	1,956			1,578	174,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	125.5518	125.55	198,118	1998	2000	0	0	0	11.75	88.25

2 SINGLE FAM – 0% - 0 Heated Area: 1476 HX Base Yr



85241 LIL WILLIAM 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 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,794
TOTAL MARKET OB/XF VALUE	1,686
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	306,480
SOH/AGL Deduction	25,561
ASSESSED VALUE	280,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,919
TOTAL JUST VALUE	306,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000987	GARAGE	66,124	01/29/2018
985095	NEW CONSTR	68,260	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/628	5/16/2024	QC	U	I	11	100
GRANTOR: BUEHRER JESSICA FRUST						
GRANTEE: BUEHRER LUCAS CONRA						
2450/0053	3/31/2021	WD	Q	I	01	248,500
GRANTOR: BURR ANDREW E						
GRANTEE: BUEHRER LUCAS & JES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W20 FSP=[YR=2004] W15 S12 BAS=[YR=1998] W5 N4 W13 S32 E13 FOP=[YR=1998] E15 N4 W15 S4 $ N4 E15 S4 E25 N28 W35 $ E15 N12 $ S12 E20 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	0940	SHEDS/PORT	0	0	15	20	300.00	SF	20.10	20.10	100	1994	1994	3	20	1,206	
2	1242	WD DECK A	0	0	10	24	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,686

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 03/25/2020 BY NWP 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

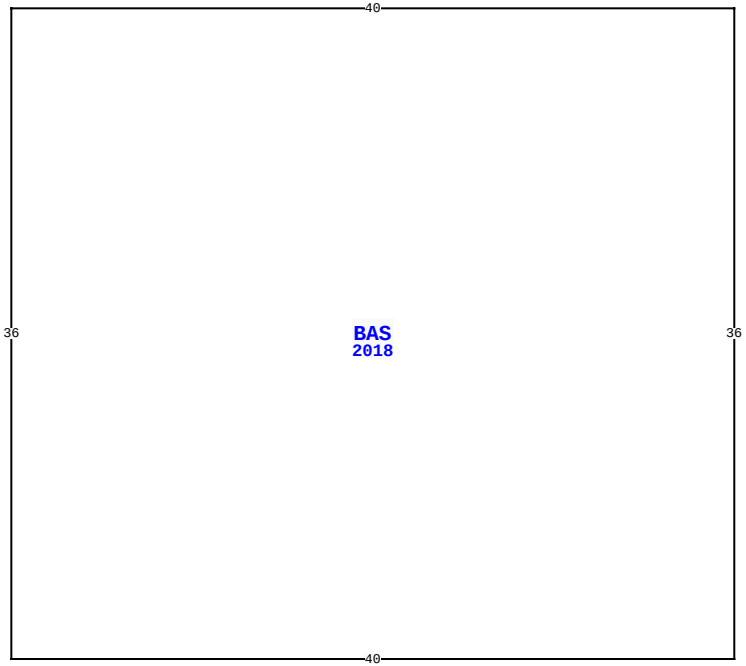
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2018	1,440	29,955
TOTALS	1,440			1,440	29,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	59.8000	22.13	31,867	2018	2018	0	0	0	6.00	94.00

3 GARAGE RES – 0% - 0 Heated Area: 1440 HX Base Yr



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GRANTOR: BURR ANDREW E						
GRANTEE: BUEHRER LUCAS & JES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S36 E40 N36$.

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 03/25/2020 BY NWP Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS