BLOCK 1 LOT 2
IN OR 1891/766
2005 JACOBSEN DW/MH

LEE SHANA C/LEE CARRIE M
85114 LIL WILLIAM RD
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0001-0020

BUILDING CHARACTERISTICS

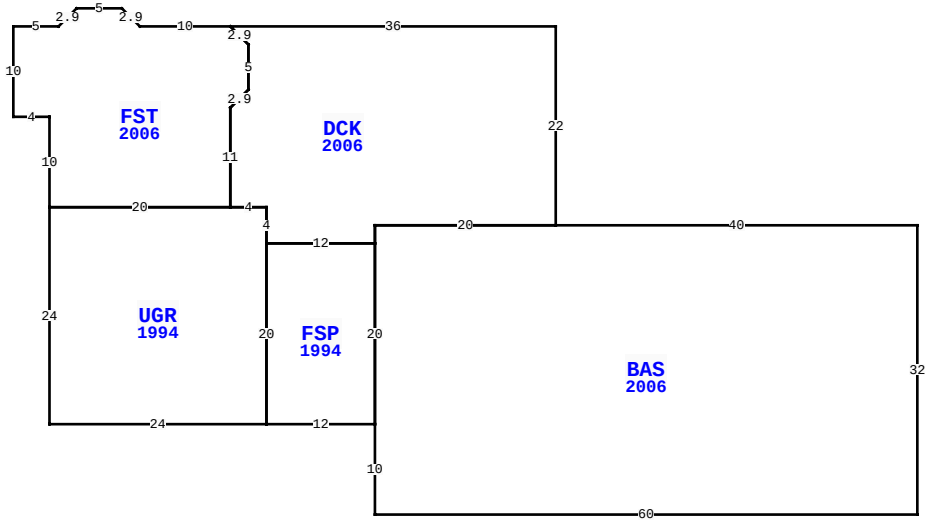
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,920	100	2006	1,920	147,653
DCK	794	15	2006	119	9,151
FSP	240	60	1994	144	11,074
FST	468	65	2006	304	23,379
UGR	576	45	1994	259	19,918
TOTALS	3,998			2,746	211,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,746	164.3200	147.89	406,106	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 0 Heated Area: 1920 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85114 LIL WILLIAM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,175
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	311,175
SOH/AGL Deduction	81,408
ASSESSED VALUE	229,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,767
TOTAL JUST VALUE	311,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,807

DW/MH VIN: JACFL25870(A/B) __TITLE: 98628383 & 986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1319037	H/AC	0	12/01/2013
C4423	CO ISSUED	0	05/21/2004
MH4423	MH MOVE-ON	0	05/21/2004
B9401423	GARAGE	12,453	10/01/1994
B941423	ADDITION	11,628	10/01/1994
94636	MH MOVE-ON	0	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1891/0766	11/27/2013	WD	U	I	38	84,000
GRANTOR: CONWELL VIRGINIA						
GRANTEE: LEE SHANA C & CARRI						
1516/1190	8/02/2007	WD	Q	I	01	100
GRANTOR: CONWELL JOHN E						
GRANTEE: CONWELL VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W40 W20 S2 S20 S10 E60 N32 $
DCK=[YR=2006;ORIG=-40,0] N22 W36 D2R2 S5 D2L2 S11 E4 S4 E12 N2 E20 $
UGR=[YR=1994;ORIG=-96,-2] S24 E24 N20 N4 W4 W20 $
FST=[YR=2006;ORIG=-76,-22] W10 U2L2 W5 D2L2 W5 S10 E4 S10 E20 N11 U2R2 N5 U2L2 $
FSP=[YR=1994;ORIG=-72,22] E12 N20 W12 S20 $
.

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
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 07/09/2026 BY SYS