BLOCK 1 LOT 15
IN OR 1171/1933
2002 SKYO DW/MH

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

2026

25-2N-27-1475-0001-0150

BUILDING CHARACTERISTICS

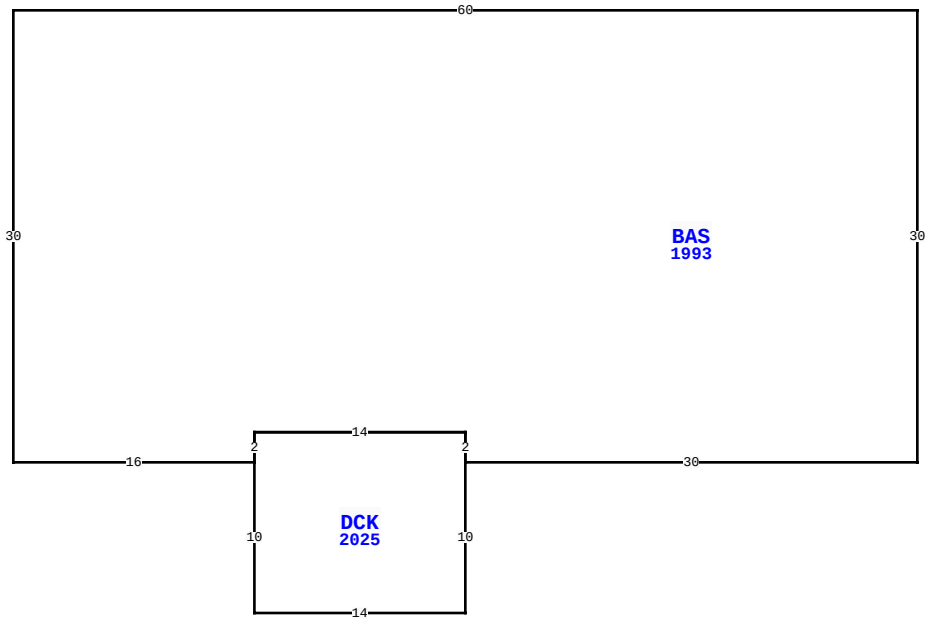
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,772	100	1993	1,772	132,816
DCK	168	15	2025	25	1,874
TOTALS	1,940			1,797	134,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,797	160.1600	144.14	259,020	2002	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2004 Heated Area: 1772 HX Base Yr 2004



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

85452 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	134,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	234,690
SOH/AGL Deduction	168,833
ASSESSED VALUE	65,857
TOTAL EXEMPTION VALUE	HX HB 40,857
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	234,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,039

MISC STRG SHED = NV : KW 10/24

DW/MH/ID 2T630335P(A/B)__TITLE: 89532440 & 8953235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8231	MH MOVE-ON	5,500	07/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/1933	9/16/2003	WD	Q	I	05	35,900
GRANTOR: MCLEOD LUTHER M						
GRANTEE: WHITE BRIAN M & KEL						
1096/1517	11/25/2002	WD	Q	I		26,000
GRANTOR: STRICKLAND JESSE L						
GRANTEE: MCLEOD LUTHER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W60 S30 E16 N2 E14 S2 E30 N30 $
DCK=[YR=2025;ORIG=-44,28] E14 S2 S10 W14 N10 N2 $
.

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	100		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