

SELBY CHARLES L & MICHELE L
85504 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0200		01		2,010		123.4310		117.26		235,693		2023		2023		0		0		0.50		99.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SFR MODULR		100%		- 2024				Heated Area: 2010				HX Base Yr		2024						Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					234,515				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		11		CLAY TILE 50																										TOTAL LAND VALUE - MARKET					100,000				
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					334,515				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					57,544				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					276,971				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					225,560				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					334,515				
Stories				1. 1. 100																										NCON VALUE					0				
Units				1 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					323,291				