

BLOCK 1 LOT 20
IN OR 1954/1637
NASSAUVILLE WOODS PB 5/126

FERGUSON NATHAN
85562 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0001-0200



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
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	2,114	100	2006	2,114	269,715
FGR	550	55	2006	302	38,531
FOP	128	30	2006	38	4,848
FOP	314	30	2006	94	11,993
STP	18	10	2006	2	255
TOTALS	3,124			2,550	325,342

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,550	101.1408	140.59	358,504	2006	2006	0	0	9.25	90.75
1 SNGL FAM		100% - 2022				Heated Area: 2114			HX Base Yr 2022		