BLOCK 2 LOT 3
NASSAUVILLE WOODS PB 5/126

BAYKO BARBARA A
15138 REEF DR S
JACKSONVILLE, FL 32226

2026

25-2N-27-1475-0002-0030

BUILDING CHARACTERISTICS

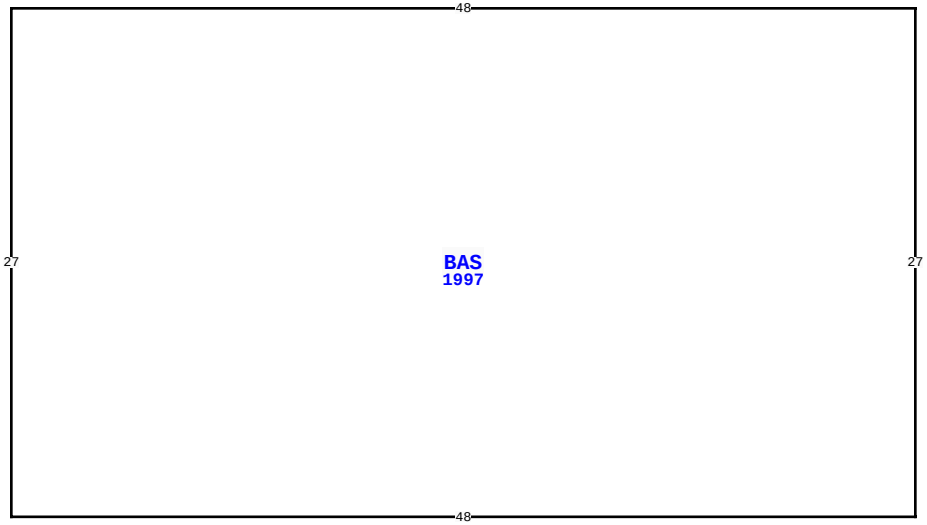
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,296	100	1997	1,296	75,199
TOTALS	1,296			1,296	75,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	140.1600	126.14	163,477	1997	2002	0	0	0	54.00	46.00

1 M/H 94+ 0% - 0 Heated Area: 1296 HX Base Yr



85089 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	03/27/2009 RK	LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
2	1242	WD DECK A	0	0	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	78	468	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,199
TOTAL MARKET OB/XF VALUE	724
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	175,923
SOH/AGL Deduction	29,721
ASSESSED VALUE	146,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,202
TOTAL JUST VALUE	175,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97 1660	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/0104	6/15/2021	WD	Q	I	01	130,000
GRANTOR: BERGSTROM GREGORY K						
GRANTEE: BAYKO BARBARA A						
2258/0490	3/01/2019	QC	U	I	11	100
GRANTOR: BERGSTROM RUTH D						
GRANTEE: BERGSTROM GREGORY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 724

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS