



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,476	100
FOP	60	30
FSP	180	40
PTO	240	5
TOTALS	1,956	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	125.5518	131.83	208,028	1998	2000		0	0	12.25	87.75
2 SINGLE FAM 100% - 2026 Heated Area: 1476 HX Base Yr 2026												
BAS 1998												
FOP 1998												
TOTALS 1,956 1,578 182,545												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			213,775
TOTAL MARKET OB/XF VALUE			2,280
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			316,055
SOH/AGL Deduction			0
ASSESSED VALUE			316,055
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			259,644
TOTAL JUST VALUE			316,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,480
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000987	GARAGE	66,124	01/29/2018
985095	NEW CONSTR	68,260	06/01/1998
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2714/628	5/16/2024	QC U I 11	100
GRANTOR: BUEHRER JESSICA FRUST			
GRANTEE: BUEHRER LUCAS CONRA			
2450/0053	3/31/2021	WD Q I 01	248,500
GRANTOR: BURR ANDREW E			
GRANTEE: BUEHRER LUCAS & JES			
BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2004] W20 FSP=[YR=2004] W15 S12 BAS=[YR=1998] W5 N4 W13 S32 E13 FOP=[YR=1998] E15 N4 W15 S4 \$ N4 E15 S4 E25 N28 W35 \$ E15 N12 \$ S12 E20 N12 \$.			

EXTRA FEATURES										85241 LIL WILLIAM RD, FERNANDINA BEACH				INC DATE		AG DATE	
L N	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	0940	SHEDS/PORT	0	100	15	20	300.00	SF	30.00	30.00	100	1994	1994	3	20	1,800	
2	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	

