BLOCK 2 LOT 20 R567641
IN OR 1794/171
NASSAUVILLE WOODS PB 5/126

FROMWILLER BRUCE & PAMELA
85294 BURMEISTER RD
FERNANDINA BEACH, FL 32034

**2026**

**25-2N-27-1475-0002-0200**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

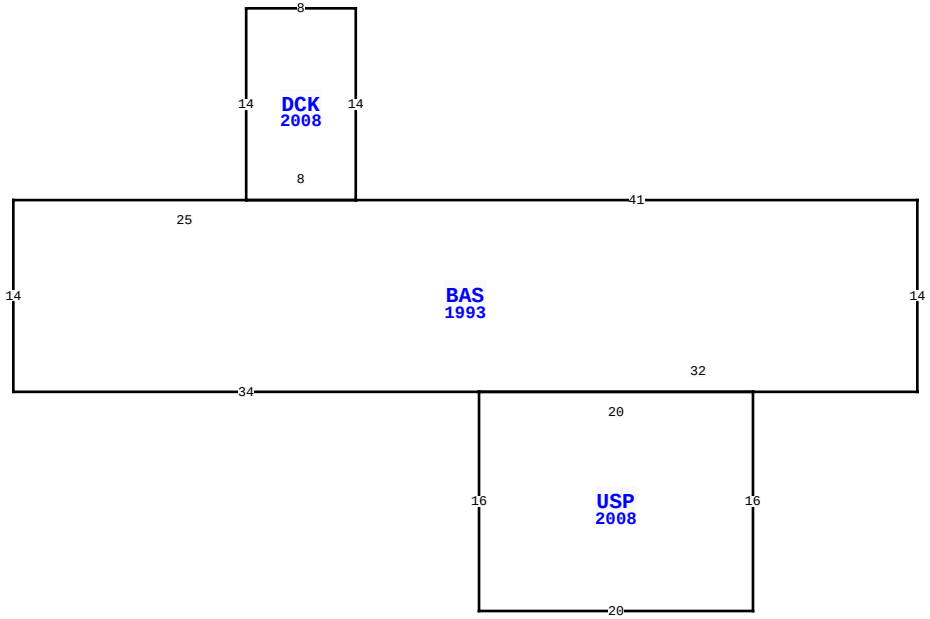
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 48,565 |
| DCK | 112 | 15 | 2008 | 17 | 893 |
| USP | 320 | 50 | 2008 | 160 | 8,410 |
| TOTALS | 1,356 | | | 1,101 | 57,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,101 | 134.4200 | 114.26 | 125,800 | 1992 | 2002 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 93- 100% - 2013 Heated Area: 924 HX Base Yr 2013




85294 BURMEISTER RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 57,868 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 157,868 |
| SOH/AGL Deduction | | 107,773 |
| ASSESSED VALUE | | 50,095 |
| TOTAL EXEMPTION VALUE | HX HB | 25,095 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 157,868 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,833 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8918 | MH MOVE-ON | 18,000 | 05/29/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1794/0171 | 5/17/2012 | WD | Q | I | 02 | 62,000 |
| GRANTOR: HOLMBERG EDWARD L & L | | | | | | |
| GRANTEE: FROMWILLER BRUCE & | | | | | | |
| 1536/1732 | 11/21/2007 | WD | Q | I | | 67,000 |
| GRANTOR: HARGRAVE ANN L | | | | | | |
| GRANTEE: HOLMBERG EDWARD L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W41 DCK=[YR=2008] N14 W8 S14 E8 $ W25 S14 E34
USP=[YR=2008] S16 E20 N16 W20 $ E32 N14 $ .

## 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 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