

KIRKWOOD STEVEN C
85094 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0002-0280

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT		CD		30		VINYL 100		0800		02		1,152		130.6800		117.61		135,487		2001		2005		0		0		0 48.00		52.00																					
Exterior Wall		03		GABLE/HIP		100		1		M/H		94+		100%		- 2002		Heated Area:		1152		HX		Base Yr		2002																									
Roof Cover		03		COMP SHNGL		100																																													
Interior Wall		05		DRYWALL		100																																													
Interior Floo		14		CARPET		90																																													
Interior Floo		15		HARDTILE		10																																													
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		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		1,152		100		2001		1,152		70,453																																									
TOTALS		1,152						1,152		70,453																																									
EXTRA FEATURES										85094 BURMEISTER RD, FERNANDINA BEACH																																									
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
05/09/2025																																																			
MLU																																																			
BUILDING NOTES																																																			
BAS=[YR=2001] W48 S24 E48 N24 \$.																																																			
BUILDING DIMENSIONS																																																			
BAS=[YR=2001] W48 S24 E48 N24 \$.																																																			
LAND DESCRIPTION																																																			
TOTAL OB/XF 0																																																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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																	