

BLOCK 6 LOT 2 R583830
IN OR 1508/677
WILSON NECK LANDING PB 4/71

BERGHOEFER JOYCE L LVG TRUST/BERGHOEFER JOYCE L TR
85033 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

43-2N-27-4647-0006-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 100Bedrooms Bathrooms FrameStories Units2 1001 100WOOD FRAME 1001. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS784100199478422,911DCK401519986175FOP240301998722,104TOTALS1,06486225,190EXTRA FEATURES85270 DELEENE RD, YULEE

TOTALEFF. AREA114.6000EFF. BASE RATE97.41REPL. COST NEW83,967AYB1991EYB1991ECON0FNCT0NORM070.00% COND30.00Heated Area: 784HX Base YrBAS1994FOP1998DCK1998

NASSAU COUNTY PROPERTYVALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILNDNG MKT VALUE25,190TOTAL MKT OB/XF VLU417TOTAL LAND VL - MKE90,000TOTAL MKT VALUE115,607SOH/AGL Deduction28,670ASSESSED VALUE86,937TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE86,937TOTAL JUST VALUE115,607NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE109,137SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE SALE PRICE1508/06776/26/2007WDQI47,000GRANTOR:KATO STEPHANIE SGRANTEESBERGHOFER JOYCE L0860/005912/22/1998WDAQI47,000GRANTOR:FALES EVELYN F/K/A EVGRANTEEKATO STEPHANIE SBUILDING NOTESSBUILDING DIMENSIONS

BLD DATE10/29/2019XF DATE10/29/2019INC DATEKKAKKA LG LDATELAND DATEAG DATE05/11/2026MLUTOTAL ACRES0.00TOTAL LAND VAL90,000MARKET0AGRICULTURAL0COMMON90,000PRINTED 07/09/2026 BY SYS