

BLOCK 1 LOT 40  
IN OR 2015/1454  
1999 FTWD DW MH

DUPIE DANENE A & FRANK  
85177 LINA RD  
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0400

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	TOT ADJ AREA
BAS	2,052	100	2,052
DCK	290	15	44
FSP	190	60	114
TOTALS	2,532		2,210

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,210	128.9200	90.24	199,430	1999	2004	0	0	44.00	56.00
1 M/H 94+ - 100% - 2016											
Heated Area: 2052											
HX Base Yr 2016											
85177 LINA RD, FERNANDINA BEACH											
BLD DATE		LGL DATE		05/26/2023		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	111,681		
TOTAL MARKET OB/XF VALUE	248		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	196,929		
SOH/AGL Deduction	101,002		
ASSESSED VALUE	95,927		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	45,927		
TOTAL JUST VALUE	196,929		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	132,905		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18218	SWIM POOL	6,000	07/01/2006
992736	MH MOVE-ON	0	06/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1454	11/18/2015	SW	Q	I	01	116,900
GRANTOR: INVESTORS FINANCIAL L						
GRANTEE: DUPIE DANENE A & FR						
1986/1733	6/22/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: INVESTORS FINANCIAL						

EXTRA FEATURES																
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	1243	WD DECK F	0	100	10	10			8.00	100	2006	2006	3	31	248	

BUILDING NOTES											
FSP=[YR=2006] W19 DCK=[YR=2006] W29 S10 BAS=[YR=1999] W28 S27 E76 N27 W48\$ E29 N10 \$ S10 E19 N10 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							