BLOCK 1 LOT 58
IN OR 778/1302
ESMT OR 1302/1453

FARMER DENNIS A & SUSAN B
85007 LINA ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0580

BUILDING CHARACTERISTICS

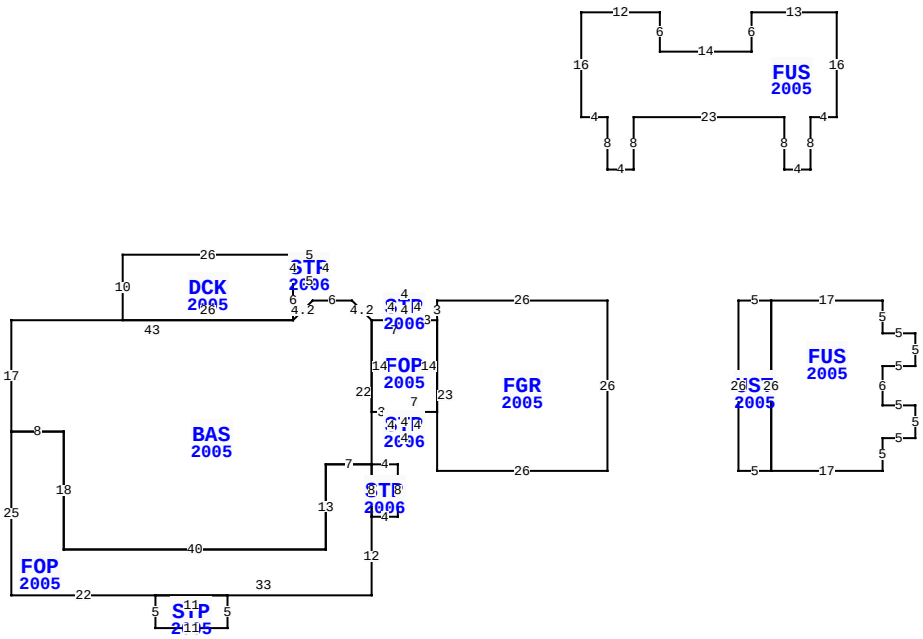
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1,717	204,737
DCK	260	10	26	3,100
FGR	676	55	372	44,358
FOP	140	30	42	5,008
FOP	620	30	186	22,178
FUS	492	100	492	58,667
FUS	604	100	604	72,021
STP	55	10	6	716
STP	16	10	2	238
STP	16	10	2	238
TOTALS	4,778		3,512	418,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,512	109.1475	129.61	455,190	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2006 Heated Area: 2813 HX Base Yr 2006



** This building has 13 Sub-Areas

85007 LINA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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		418,775
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		390,175
TOTAL MARKET VALUE		812,100
SOH/AGL Deduction		544,958
ASSESSED VALUE		267,142
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,142
TOTAL JUST VALUE		812,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11968	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/1302	12/05/1996	WD	Q	V		43,000
GRANTOR: CHRISTMAS LEONARD CAR						
GRANTEE: FARMER DENNIS A & S						
0631/1054	7/23/1991	QC	U	V	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: CHRISTMAS LEONARD						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W26 S3 FOP=[YR=2005] W3 STP=[YR=2006] N4 W4 S4 E4$ W7 BAS=[YR=2005] U3 L3 W6 D3 L3 DCK=[YR=2005] N6 STP=[YR=2006] E5 N4 W5 S4 $ N4 W26 S10 E26$ W43 S17 FOP=[YR=2005] S25 E22 STP=[YR=2005] S5E11 N5 W11$ E33 N12 STP=[YR=2006] E4 N8 W4 S8$ N8 W7 S13 W40N18 W8$ E8 S18 E40 N13 E7 N22$ S14 E3 STP=[YR=2006] S4 E4 N4 W4$ E7 N14$ S23 E26 N26$ PTR=N20 FUS=[YR=2005] N8 W4 N16 E12 S6 E14 N6 E13 S16 W4 S8 W4 N8 W23S8 W4$ S20$ PTR=E20 UST=[YR=2005] E5FUS=[YR=2005] E17 S5 E5 S5 W5 S6 E5 S5 W5 S5 W17 N26$ S26 W5 N26$ W20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	000116	C	SFR MARSH	100		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	150,000.00	150,000.00	390,000							
2	009630	C	SWAMP	0			0.00	0.00	0.35	AC		1.00	1.00	1.00	500.00	500.00	175							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 2.95 Total Land Value: 390,175 Market: 0 Agricultural: 0 Common: 390,175 PRINTED 08/02/2023 BY SYS