

BLOCK 1 LOT 59
IN OR 2101/1093
NASSAUVILLE WOODS PB 5/126

KENNEDY STACIE A & DENNIS R
85005 LINA RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0590



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,296	100	1,296	108,629
BAS	780	100	780	65,379
FOP	120	30	36	3,018
FSP	432	40	173	14,501
UOP	288	20	58	4,861
TOTALS	2,916		2,343	196,387

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	11	16	176.00	SF	30.00	30.00
3	0940	SHEDS/PORT	0 100	12	32	384.00	SF	30.00	30.00
4	0351	CARPORT MT	0 100	16	24	384.00	SF	10.00	10.00
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	560.00	SF	10.00	10.00
7	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.84
2	009630	C	SWAMP	0			0.00	0.00	0.23

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,343	105.8400	95.52	223,803	1997	1997	0	0	0	12.25	87.75	
1 SINGLE FAM - 100% - 2019 Heated Area: 2076 HX Base Yr 2019													
85005 LINA RD, FERNANDINA BEACH													
BLD DATE: 05/26/2023 MLU													

TOTAL OB/XF 60,683													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	81
2	0940	SHEDS/PORT	0 100	11	16	176.00	SF	30.00	30.00	100	1990	1990	20
3	0940	SHEDS/PORT	0 100	12	32	384.00	SF	30.00	30.00	100	2013	2013	65
4	0351	CARPORT MT	0 100	16	24	384.00	SF	10.00	10.00	100	2013	2013	65
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	85.00	100	2019	2019	93
6	0855	CONC PAVER	0 100	0	0	560.00	SF	10.00	10.00	100	2019	2019	99
7	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2019	2019	93
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	96

TOTAL OB/XF 60,683													
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
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.84	AC		1.00	1.00
2	009630	C	SWAMP	0			0.00	0.00	0.23	AC		1.00	1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				196,387			
TOTAL MARKET OB/XF VALUE				60,683			
TOTAL LAND VALUE - MARKET				276,115			
TOTAL MARKET VALUE				533,185			
SOH/AGL Deduction				278,486			
ASSESSED VALUE				254,699			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				204,699			
TOTAL JUST VALUE				533,185			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				384,463			