

BLOCK 1 LOT 60
IN OR 598/181 & OR 631/1072
NASSAUVILLE WOODS PB 5/126

PENNY FORREST L & NANCY J
85004 LINA ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0600



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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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	432	100	432	33,890
BAS	1,564	100	1,564	122,693
FCP	770	25	192	15,062
FOP	144	30	43	3,373
FSP	270	40	108	8,472
UOP	408	20	82	6,433
UST	989	45	445	34,909
TOTALS	4,577		2,866	224,832

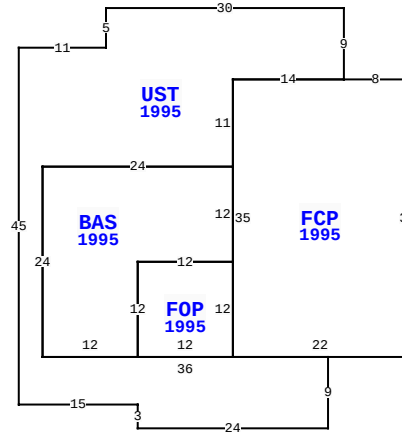
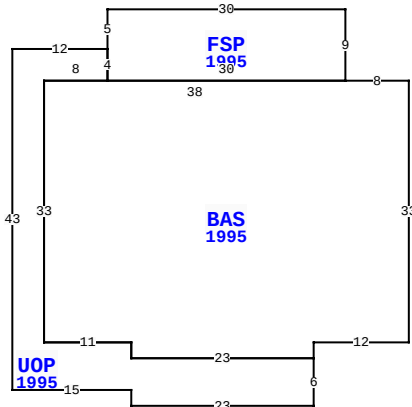
EXTRA FEATURES

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	1242	WD DECK A	0 100	5	7	35.00	SF	10.00	10.00	100	1995	1995	3	20	70	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0350	CARPORT WD	0 100	14	20	280.00	SF	13.00	13.00	100	1998	1998	3	20	728	

LAND DESCRIPTION

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	000116	C	SFR MARSH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	300,000							
2	009630	C	SWAMP	0			0.00	0.00	0.24	AC		1.00	1.00	1.00	500.00	500.00	120							

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 1996										0100	01	2,866	100.2040	90.43	259,172	1995	1995	0	0	0 13.25	86.75
Heated Area: 1996													HX Base Yr 1996											



85004 LINA RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/26/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				224,832	
TOTAL MARKET OB/XF VALUE				3,563	
TOTAL LAND VALUE - MARKET				300,120	
TOTAL MARKET VALUE				528,515	
SOH/AGL Deduction				323,267	
ASSESSED VALUE				205,248	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				155,248	
TOTAL JUST VALUE				528,515	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				388,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01765	NEW CONSTR	81,500	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0631/1072	7/23/1991	QC	U	V	10

GRANTOR: LEE MARJORIE M
GRANTEE: PENNY FORREST & N
0598/0181 5/25/1990 WD Q V 31,500
GRANTOR: SHEFFIELD W & LEE J
GRANTEE: PENNY FORREST & N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W8 FSP=[YR=1995] N9 W30 S5 UOP=[YR=1995] W12 S43 E15 S2 E23 N6 W23 N2 W11 N33 E8 N4 \$ S4 E30 \$ W38 S33 E11 S2 E23 N2 E12 N33 \$ PTR= E15 UST=[YR=1995] E11 N5 E30 S9 FCP=[YR=1995] E8 S35 W22 FOP=[YR=1995] W12 BAS=[YR=1995] W12 N24 E24 S12 W12 S12 \$ N12 E12 S12 \$ N35 E14 \$ W14 S11 W24 S24 E36 S9 W24 N3 W15 N45 \$ W15 \$.