BLOCK 1 LOT 64
NASSAUVILLE WOODS PB 5/126

PALACIOS OSCAR A URIBE &/GARCIA LIDIA M MANZO
85132 LINA RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0640

BUILDING CHARACTERISTICS

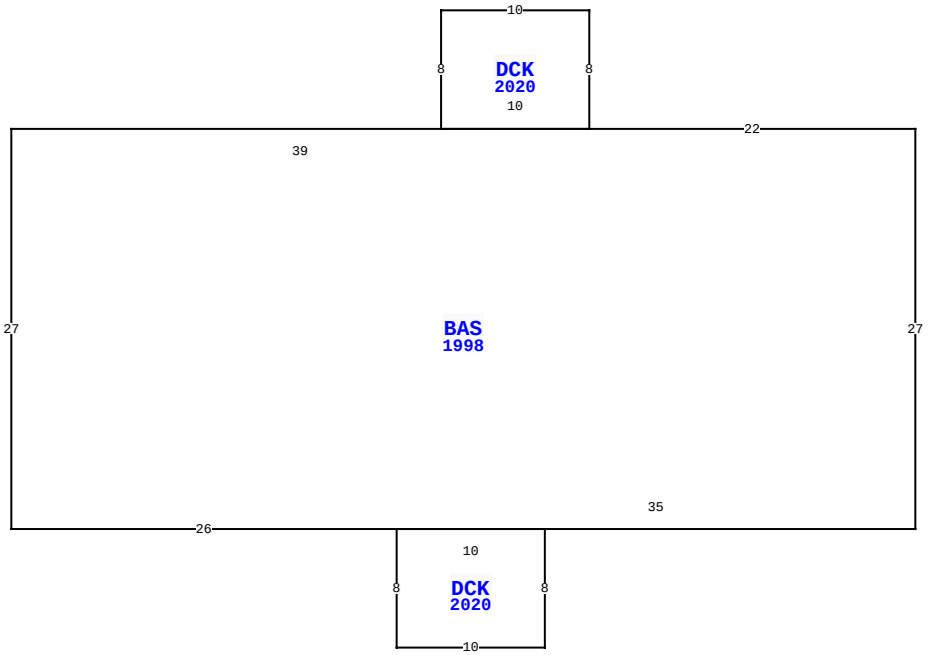
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	108,728
DCK	80	15	12	792
DCK	80	15	12	792
TOTALS	1,807		1,671	110,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,671	147.3600	103.15	172,364	1998	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1647 HX Base Yr



BLD DATE	03/16/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

85132 LINA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,313
TOTAL MARKET OB/XF VALUE	6,569
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	201,882
SOH/AGL Deduction	54,567
ASSESSED VALUE	147,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,315
TOTAL JUST VALUE	201,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972004	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1332	8/31/2020	WD	Q	I	01	170,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: PALACIOS OSCAR A U						
2303/1488	9/11/2019	SW	Q	I	01	65,000
GRANTOR: DITECH FINANCIAL LLC						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 DCK=[YR=2020] N8 W10 S8 E10$ W39 S27 E26
DCK=[YR=2020] S8 E10 N8 W10$ E35 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
3	0855	CONC PAVER	0	0	0	0	325.00	SF	10.00	10.00	100	2020	2020	3	99	3,218	

LAND DESCRIPTION

TOTAL OB/XF 6,569

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS