BLOCK 1 LOT 66 IN OR 1118/1042
2002 SCHT DW/MH
EX ESMT PT OR 556/654

WISE RUSTIN JACK & RENEE LYNN
85188 LINA ROAD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0660

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

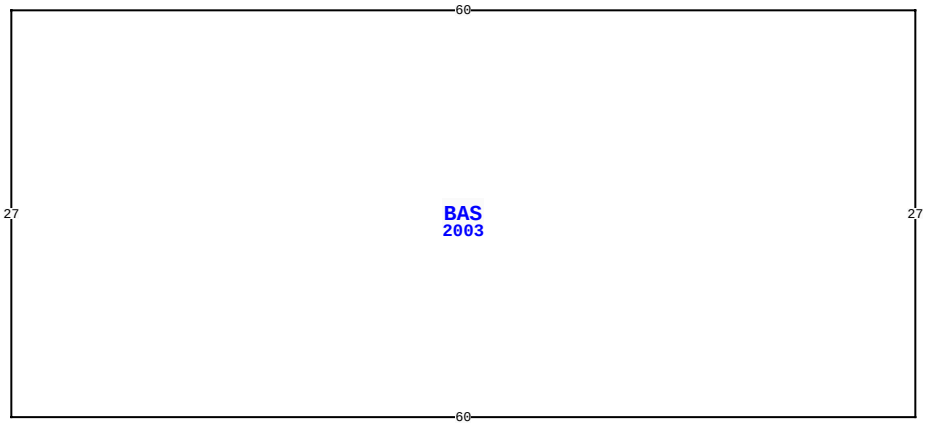
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,620	100	1,620	69,111
TOTALS	1,620		1,620	69,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1620 HX Base Yr 2004



85188 LINA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,111
TOTAL MARKET OB/XF VALUE		3,256
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		157,367
SOH/AGL Deduction		93,225
ASSESSED VALUE		64,142
TOTAL EXEMPTION VALUE	HX HB	39,142
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992922	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/1042	3/05/2003	WD	U	I	13	39,900
GRANTOR: JOHNSON JANETE B						
GRANTEE: WISE RUSTIN & RENEE						
1074/0089	8/12/2002	WD	U	I	13	36,500
GRANTOR: DOUGLAS A B						
GRANTEE: JOHNSON JANETE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 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
6	0820	WOOD WALK	0	100	8	10	80.00	SF	11.75	11.75	100	2005	2005	3	40	376	
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2010	2010	3	50	2,880	

LAND DESCRIPTION

TOTAL OB/XF 3,256

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	100	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