BLOCK 1 LOT 67
IN OR 2062/1126
NASSAUVILLE WOODS PB 5/126

RODRIGUEZ CAROL LYNN & JOSEPH
85216 LINA RD
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0670

BUILDING CHARACTERISTICS

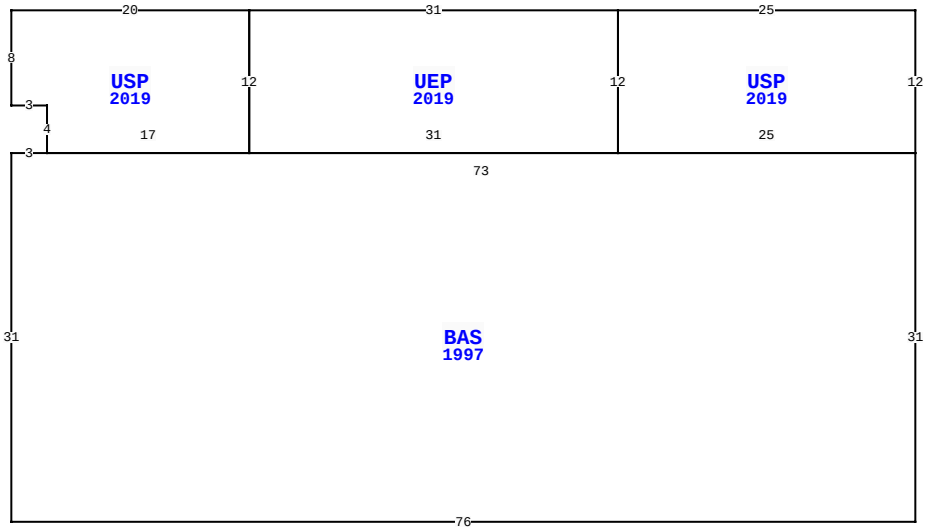
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,356	100	2,356	97,082
UEP	372	70	260	10,714
USP	228	50	114	4,698
USP	300	50	150	6,181
TOTALS	3,256		2,880	118,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,880	140.1600	98.11	282,557	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2017 Heated Area: 2356 HX Base Yr 2017



85216 LINA RD, FERNANDINA BEACH

BLD DATE	03/16/2015 KK	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		118,674
TOTAL MARKET OB/XF VALUE		50,778
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		254,452
SOH/AGL Deduction		95,201
ASSESSED VALUE		159,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,251
TOTAL JUST VALUE		254,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001794	XFOB	21,490	02/20/2018
1700815	SWIM POOL	44,500	02/28/2017
MO971736	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1126	7/29/2016	WD	Q	I	01	135,000
GRANTOR: WINGATE ADAM C & CHEL						
GRANTEE: RODRIGUEZ CAROL LYN						
1813/0423	9/06/2012	TD	Q	I	02	89,000
GRANTOR: D'AQUINO RICHARD D TR						
GRANTEE: WINGATE ADAM C & CH						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W25 UEP=[YR=2019] W31 USP=[YR=2019] W20 S8 E3 S4 BAS=[YR=1997] W3 S31 E76 N31 W73$ E17 N12$ S12 E31 N12$ S12 E25 N12$.

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	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2001	2001	3	20	400	
3	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00	85.00	100	2018	2018	3	90	40,316	
4	0855	CONC PAVER	0	100	0	0	730.00	SF	10.00	10.00	100	2019	2019	3	99	7,227	

LAND DESCRIPTION

TOTAL OB/XF 50,778

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 07/01/2019 BY TWMB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS