

WEST ROY EDWARD JR
85328 LINA ROAD
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0700

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		05	AVERAGE 100		0800	02	1,766	123.2000	86.24	152,300	1998	1998	0	0	0	56.00	44.00	VALUATION BY STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2007										Heated Area: 1716 HX Base Yr 2007														
Roof Cover		12	MODULAR MT 100		26 20 66 26 UOP 1998 BAS 1998																								
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			3 100																										
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	1,716	100	1,716	65,115																									
UOP	200	25	50	1,897																									
TOTALS		1,916	1,766	67,012																									
EXTRA FEATURES					85328 LINA RD, FERNANDINA BEACH																								
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905														
2	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00	100	1998	1998	3	20	48														
LAND DESCRIPTION TOTAL OB/XF 2,953																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	106,250												
REVIEW DATE 04/06/2017 BY SBX Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS																													