

LOTS 24 25 26 20 22 & 23
IN OR 448/774 & OR 612/540 &
OR 626/7 & OR 1426/876 &

NOWLIN LARRY A & JULIA
85022 LINDA HALL
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
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.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,760	100	1,760	127,656
BAS	798	100	798	57,880
DCK	192	10	19	1,378
DCK	660	10	66	4,787
FGR	630	55	346	25,096
FUS	184	100	184	13,346

TOTALS	4,224		3,173	230,143
--------	-------	--	-------	---------

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	0203	BARN MTL 0	0 100	20	20	400.00	SF	12.06	12.06	100	1980	1980	3	20	965	
2	0810	CONCRETE A	0 100	0	0	974.00	SF	6.50	6.50	100	1980	1980	3	35	2,216	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
9	0811	CONCRETE B	0 100	0	0	2,676.00	SF	5.20	5.20	100	2000	2000	3	80	11,132	
10	0810	CONCRETE A	0 100	0	0	512.00	SF	6.50	6.50	100	2004	2004	3	86	2,862	

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
1	000116	C	SFR MARSH	100		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	150,000.00	150,000.00
2	009630	C	SWAMP	0		OR	0.00	0.00	4.21	AC		1.00	1.00	0.60	500.00	300.00
3	000100	C	SFR	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

REVIEW DATE	02/07/2018	BY	KWX
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,173	84.5388	100.39	318,537	1985	1985	0	0	27.75	72.25	
1 SNGL FAM - 100% - 0 Heated Area: 2742 HX Base Yr												
85022 LINDA HALL RD, FERNANDINA BEACH												

BLD DATE		LGL DATE	05/26/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

TOTAL OB/XF																
19,975																

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,143	
TOTAL MARKET OB/XF VALUE		19,975	
TOTAL LAND VALUE - MARKET		732,263	
TOTAL MARKET VALUE		982,381	
SOH/AGL Deduction		656,751	
ASSESSED VALUE		325,630	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		275,630	
TOTAL JUST VALUE		982,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0448/0774	3/01/1985	WD	U	V		5,000	
GRANTOR:							
GRANTEE:							
0288/0349	3/01/1979	CD	U	V		4,950	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
FGR=[YR=2013] W20 BAS=[YR=2005] W31 S28 E26 N14 E5 N14 \$ S14 W5 S14 E25 N28 \$ PTR= E10 DCK=[YR=1993] E55 S12 BAS=[YR=1993] S32 W11 DCK=[YR=1993] S12 W16 N12 E16 \$ W44 N32 E55 \$ W55 N12 \$W10 \$ PTR= N10 FUS=[YR=1993] N8 W23 S8 E23 \$ S10 \$.																

Total Acres: 7.95	Total Land Value: 732,263	Market: 0	Agricultural: 0	Common: 732,263	PRINTED 08/02/2023 BY SYS
-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------