

LEBLANC BRYAN & KELLY
85007 LINDA HALL RD
FERNANDINA BEACH, FL 32034

36-2N-27-525N-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AVERAGE 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units0 0 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

TOTALS2,4282,252105,165

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800012,252107.600075.32169,6212007200700038.0062.00

M/H 94+ - 100% - 2008Heated Area: 2176HX Base Yr 2008

BAS 2007

FOP 2013

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE105,165

TOTAL MARKET OB/XF VALUE3,220

TOTAL LAND VALUE - MARKET427,900

TOTAL MARKET VALUE536,285

SOH/AGL Deduction349,680

ASSESSED VALUE186,605

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE136,605

TOTAL JUST VALUE536,285

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE363,721

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1524/19539/13/2007WD U I 07100

GRANTOR: WILLIAMS CONSTANCE L

GRANTEE: LEBLANC BRYAN & KEL

1524/19519/13/2007WD U I 07100

GRANTOR: WILLIAMS MICHAEL

GRANTEE: LEBLANC BRYAN & KEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S32 E27 FOP=[YR=2013] S12 E21 N12 W21 \$ E41 N32 \$.

EXTRA FEATURES

85007 LINDA HALL RD, FERNANDINA BEACH

BLD DATE11/13/2007RK

XF DATE

LGL DATE

INC DATE

LAND DATE

AG DATE

05/26/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,220

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH100OR0.000.002.85AC1.001.001.00150,000.00150,000.00427,500

2009630CSWAMP00.000.000.80AC1.001.001.00500.00500.00400

REVIEW DATE01/07/2019BY SB

Total Acres: 3.65Total Land Value: 427,900Market: 0Agricultural: 0Common: 427,900

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