LOTS 31 & 32 IN OR 2061/966
HOLLY POINT NORTH UNR

HARRIS MATTHEW S
85095 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

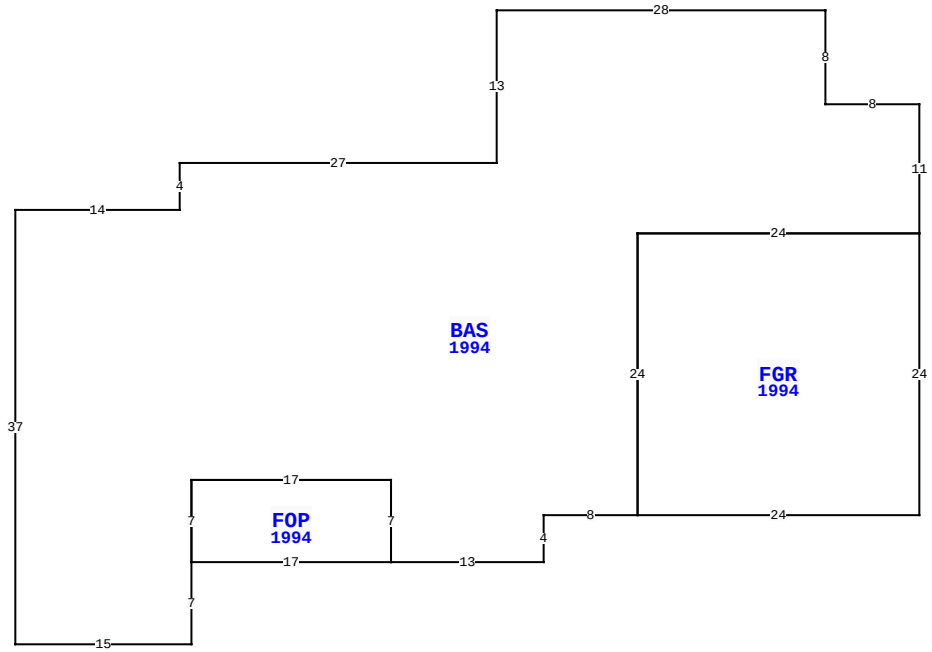
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,248	100	2,248	185,495
FGR	576	55	317	26,158
FOP	119	30	36	2,970
TOTALS	2,943		2,601	214,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	115.7376	104.45	271,674	1994	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2248 HX Base Yr 2018



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

85095 LINDA HALL RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,622
TOTAL MARKET OB/XF VALUE		5,971
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		390,593
SOH/AGL Deduction		186,597
ASSESSED VALUE		203,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,996
TOTAL JUST VALUE		390,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0372	NEW CONSTR	93,939	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0966	7/18/2016	WD	Q	I	01	215,000
GRANTOR: SMITH DAVID MICHAEL &						
GRANTEE: HARRIS MATTHEW S						
0686/1048	8/13/1993	QC	U	I	01	100
GRANTOR: SMITH DAVID MICHAEL						
GRANTEE: SMITH DAVID &BLANCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W8 N8 W28 S13 W27 S4 W14 S37 E15 N7
FOP=[YR=1994] E17 N7 W17 S7$ N7 E17 S7 E13 N4 E8
FGR=[YR=1994] E24 N24 W24 S24$ N24 E24 N11$.

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	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	1994	1994	3	70	3,276	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,971

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	000100	C	SFR	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 01/31/2020 BY NWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS