LOT 38
PT OR 909/1276
HOLLY POINT NORTH UNR

STRASSNER MYRA JAN
85277 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0038-0000

BUILDING CHARACTERISTICS

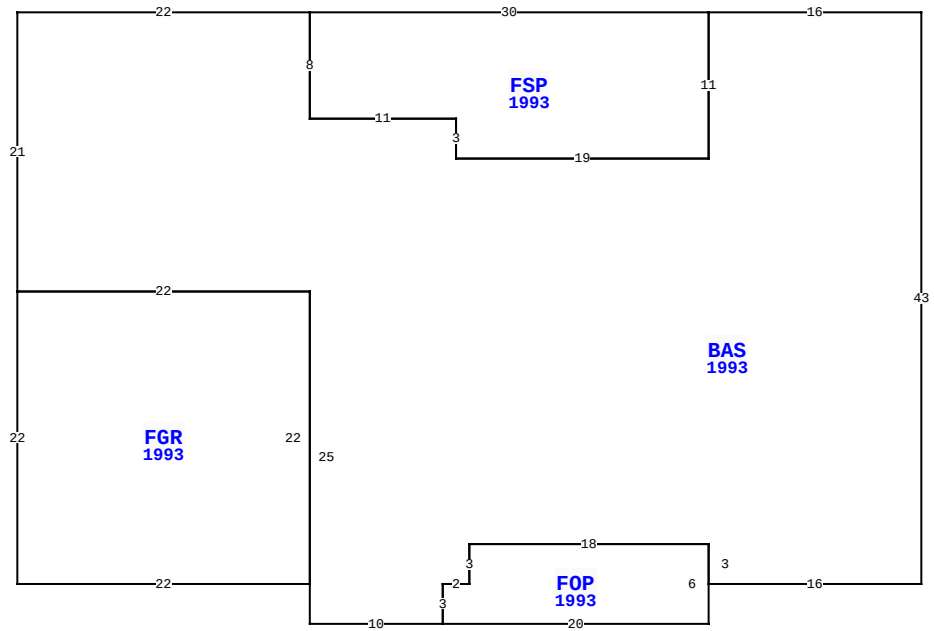
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,119	100	2,119	209,233
FGR	484	55	266	26,266
FOP	114	30	34	3,357
FSP	297	40	119	11,751
TOTALS	3,014		2,538	250,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,538	103.2960	122.66	311,311	1991	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 2119 HX Base Yr



85277 LINDA HALL RD, FERNANDINA BEACH

BLD DATE		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		250,605
TOTAL MARKET OB/XF VALUE		4,233
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		339,838
SOH/AGL Deduction		180,483
ASSESSED VALUE		159,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,355
TOTAL JUST VALUE		339,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7557	NEW CONSTR	4,650	07/17/1991
7282	NEW CONSTR	77,580	06/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0909/1276	11/30/1999	QC	U	I	09	100

GRANTOR: STRASSNER DEAN EDWARD

GRANTEE: STRASSNER MYRA JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] W30 S8 E11 S3 E19 N11 $ S11 W19 N3 W11 N8 W22 S21 FGR=[YR=1993] S22 E22 N22 W22 $ E22 S25 E10 FOP=[YR=1993] E20 N6 W18 S3 W2 S3 $ N3 E2 N3 E18 S3 E16 N43 $.

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	0811	CONCRETE B	0	100	0	0	1,272.00	SF	5.20	5.20	100	1991	1991	3	64	4,233	

LAND DESCRIPTION

TOTAL OB/XF 4,233

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	000100	C	SFR	100		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS