BLOCK 1 LOT 16
HOLLY POINT NORTH 2 PB 4/80

PEARSON JACKIE L
85428 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

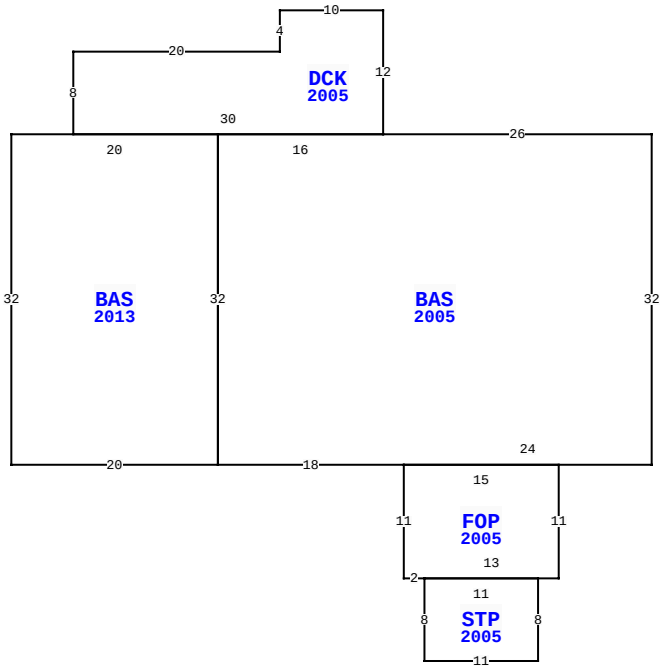
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	121,941
BAS	640	100	640	58,068
DCK	280	10	28	2,540
FOP	165	30	50	4,537
STP	88	10	9	817
TOTALS	2,517		2,071	187,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	109.2700	98.62	204,242	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1984 HX Base Yr 2021



85428 LINDA HALL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,903
TOTAL MARKET OB/XF VALUE		4,274
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		277,177
SOH/AGL Deduction		82,340
ASSESSED VALUE		194,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,837
TOTAL JUST VALUE		277,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413932	ELEC OTHER	2,800	12/01/2004
B047368	NEW CONSTR	63,538	08/01/2000
B07499	NEW CONSTR	63,538	08/01/2000
7802	REMODEL	250	01/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2376/0794	7/13/2020	FJ	U	I	11	0
GRANTOR: PEARSON OPAL L EST						
GRANTEE: PEARSON JACKIE L						
0722/0706	1/20/1995	WD	U	V	10	6,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: PEARSON OPAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 DCK=[YR=2005] W30 N8 E20 N4 E10 S12$ W16
BAS=[YR=2013] W20 S32 E20 N32 $ S32 E18 FOP=[YR=2005] S11 E2
STP=[YR=2005] S8 E11 N8 W11$ E13 N11 W15$ E24 N32$.

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	1128	BRICK 12"	0	100	0	0	318.00	SF	14.00	14.00	100	2005	2005	3	96	4,274	

LAND DESCRIPTION

TOTAL OB/XF 4,274

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS