

BLOCK 2 LOT 5
HOLLY POINT NORTH 2 PB 4/80

MCKINNEY JAMES A CRYSTAL GEIGER
85363 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0002-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	05	AVERAGE 100	0800	02	1,648	117.6000	82.32	135,663	1998	1998	0	0	0	56.00	44.00	STANDARD																					
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999													Heated Area: 1648										HX Base Yr 1999											
Roof Cover	03	COMP SHNGL 100	BAS 1998																																		
Interior Wall	05	DRYWALL 100																																			
Interior Floo	14	CARPET 90																																			
Interior Floo	08	SHT VINYL 10																																			
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																																			
Quality			03	Quality Level 03																																	
DOR CODE			0200 MOBILE HOME																																		
MAP NUM			MKT AREA										04																								
NEIGHBORHOOD/LOC			4004.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,648	100	1,648	59,692																																	
TOTALS			1,648	1,648	59,692																																
EXTRA FEATURES			85363 LINDA HALL RD, FERNANDINA BEACH																																		
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	1242	WD DECK A	0 100	6	10	60.00	SF	10.00	10.00	100	1985	1985	3	20	120																						
2	0753	UEP	0 100	10	12	120.00	SF	22.00	22.00	100	1990	1990	3	20	528																						
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905																						
4	0812	CONCRETE C	0 100	0	0	1,200.00	SF	4.00	4.00	100	2000	2000	3	80	3,840																						
LAND DESCRIPTION																	TOTAL OB/XF 7,393																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000102	C	SFR/MH	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 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																					