BLOCK 1 LOT 40
IN OR 2015/1454
1999 FTWD DW MH

DUPIE DANENE A & FRANK
85177 LINA RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

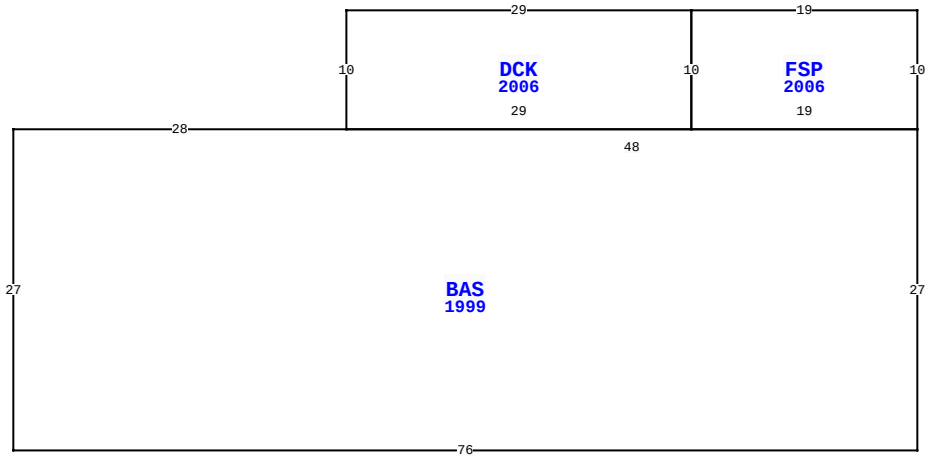
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,052	100	2,052	107,140
DCK	290	15	44	2,297
FSP	190	60	114	5,952
TOTALS	2,532		2,210	115,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,210	128.9200	96.69	213,685	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016



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

85177 LINA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,390
TOTAL MARKET OB/XF VALUE		216
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		200,606
SOH/AGL Deduction		101,801
ASSESSED VALUE		98,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,805
TOTAL JUST VALUE		200,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18218	SWIM POOL	6,000	07/01/2006
992736	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1454	11/18/2015	SW	Q	I	01	116,900
GRANTOR: INVESTORS FINANCIAL L						
GRANTEE: DUPIE DANENE A & FR						
1986/1733	6/22/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: INVESTORS FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W19 DCK=[YR=2006] W29 S10 BAS=[YR=1999] W28 S27 E76 N27 W48$ E29 N10 $ S10 E19 N10 $.

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	1243	WD DECK F	0	100	10	10	100.00	SF	8.00	8.00	100	2006	2006	3	27	216	

LAND DESCRIPTION

TOTAL OB/XF 216

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	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 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS