

BLOCK 1 LOT 58
IN OR 778/1302
ESMT OR 1302/1453

FARMER DENNIS A & SUSAN B
85007 LINA ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0580



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

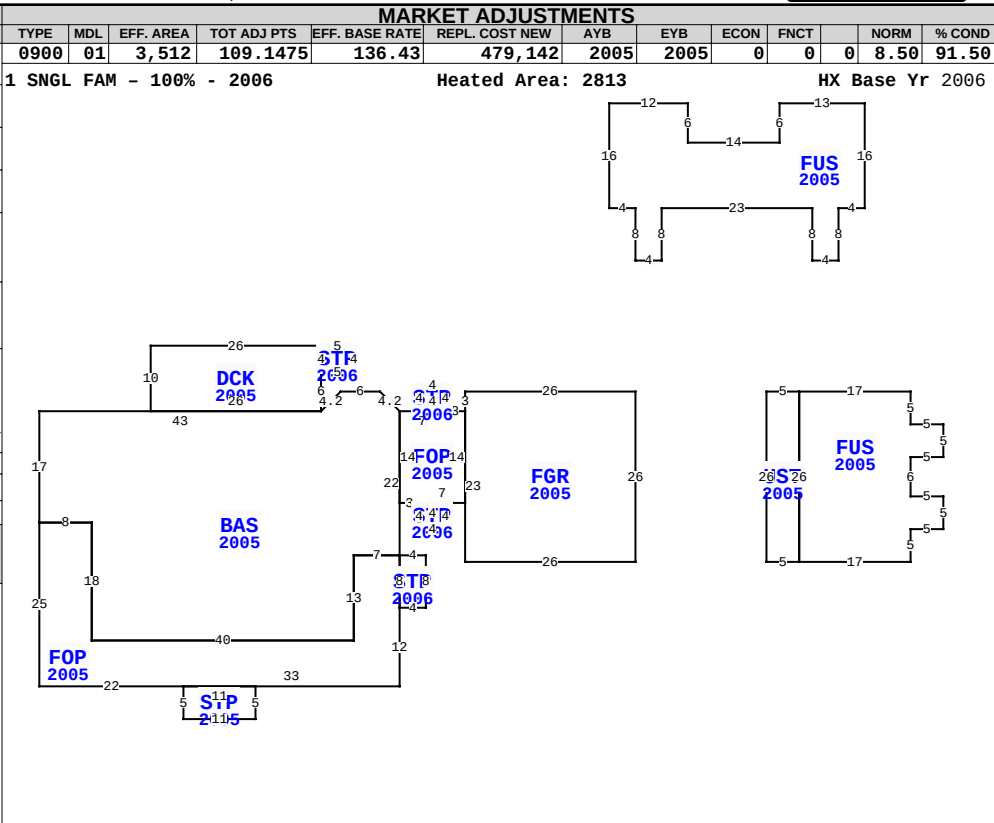
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	04 Quality Level 04		
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	1,717	100	1,717	214,339
DCK	260	10	26	3,246
FGR	676	55	372	46,438
FOP	140	30	42	5,243
FOP	620	30	186	23,219
FUS	492	100	492	61,418
FUS	604	100	604	75,400
STP	55	10	6	749
STP	16	10	2	250
STP	16	10	2	250
TOTALS	4,778		3,512	438,415

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.60
2	009630	C	SWAMP	100		OR	0.00	0.00	0.35



85007 LINA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		438,415	
TOTAL MARKET OB/XF VALUE		3,115	
TOTAL LAND VALUE - MARKET		390,175	
TOTAL MARKET VALUE		831,705	
SOH/AGL Deduction		556,549	
ASSESSED VALUE		275,156	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		225,156	
TOTAL JUST VALUE		831,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		812,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11968	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0778/1302	12/05/1996	WD	Q	V	
					SALE PRICE
					43,000
GRANTOR: CHRISTMAS LEONARD CAR					
GRANTEE: FARMER DENNIS A & S					
0631/1054	7/23/1991	QC	U	V	10
GRANTOR: LEE MARJORIE M					
GRANTEE: CHRISTMAS LEONARD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W26 S3 FOP=[YR=2005] W3 STP=[YR=2006] N4 W4 S4 E4\$ W7 BAS=[YR=2005] U3 L3 W6 D3 L3 DCK=[YR=2005] N6 STP=[YR=2006] E5 N4 W5 S4 \$ N4 W26 S10 E26\$ W43 S17 FOP=[YR=2005] S25 E22 STP=[YR=2005] S5E11 N5 W11\$ E33 N12 STP=[YR=2006] E4 N8 W4 S8\$ N8 W7 S13 W40N18 W8\$ E8 S18 E40 N13 E7 N22\$ S14 E3 STP=[YR=2006] S4 E4 N4 W4\$ E7 N14\$ S23 E26 N26\$ PTR=N20 FUS=[YR=2005] N8 W4 N16 E12 S6 E14 N6 E13 S16 W4 S8 W4 N8 W23S8 W4\$ S20\$ PTR=E20 UST=[YR=2005] E5FUS=[YR=2005] E17 S5 E5 S5 W5 S6 E5 S5 W5 S5 W17 N26\$ S26 W5 N26\$ W20\$.									