

BLOCK 1 LOT 59
IN OR 2101/1093
NASSAUVILLE WOODS PB 5/126

KENNEDY STACIE A & DENNIS R
85005 LINA RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0590



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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,296	100	1,296	113,698
BAS	780	100	780	68,429
FOP	120	30	36	3,158
FSP	432	40	173	15,177
UOP	288	20	58	5,088
TOTALS	2,916		2,343	205,551

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0940	SHEDS/PORT	0 100	11	16	176.00	SF	30.00	30.00	100	1990	1990	3	20	1,056	
3	0940	SHEDS/PORT	0 100	12	32	384.00	SF	30.00	30.00	100	2013	2013	3	60	6,912	
4	0351	CARPORT MT	0 100	16	24	384.00	SF	10.00	10.00	100	2013	2013	3	60	2,304	
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	85.00	100	2019	2019	3	90	32,895	
6	0855	CONC PAVER	0 100	0	0	560.00	SF	10.00	10.00	100	2019	2019	3	98	5,488	
7	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2019	2019	3	90	6,480	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION			TOTAL OB/XF 58,505													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	150,000.00	150,000.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.23	AC		1.00	1.00	1.00	500.00	500.00

REVIEW DATE 06/16/2020 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,343	105.8400	100.55	235,589	1997	1997	0	0	0 12.75	87.25

1 SINGLE FAM - 100% - 2019

Heated Area: 2076

HX Base Yr 2019

36

13

10

12

10

12

26

36

12

36

25

12

BAS
1998

FOP
1998

FSP
1998

36

8

36

36

36

8

UOP
1998

BAS
1997

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				205,551			
TOTAL MARKET OB/XF VALUE				58,505			
TOTAL LAND VALUE - MARKET				276,115			
TOTAL MARKET VALUE				540,171			
SOH/AGL Deduction				277,831			
ASSESSED VALUE				262,340			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				212,340			
TOTAL JUST VALUE				540,171			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				533,185			

TOTAL OB/XF 58,505													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.84	AC		1.00	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.23	AC		1.00	1.00

Market: 0 Agricultural: 0 Common: 276,115 PRINTED 08/06/2024 BY SYS