

PENNY FORREST L & NANCY J
85004 LINA ROAD
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall		05	AVERAGE 100							0100	01	2,866	100.2040	95.19	272,815	1995	1995	0	0	13.75	86.25	VALUATION BY								STANDARD																			
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 1996										Heated Area: 1996										HX Base Yr 1996										Tax Group: 4								Tax Dist:	
Roof Cover		01	MINIMUM 100																											BUILDING MARKET VALUE								235,303											
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE								3,493											
Interior Floor		14	CARPET 80																											TOTAL LAND VALUE - MARKET								300,120											
Interior Floor		11	CLAY TILE 20																											TOTAL MARKET VALUE								538,916											
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction								327,511											
Heating Type		04	AIR DUCTED 100																											ASSESSED VALUE								211,405											
Bedrooms			2 100																											TOTAL EXEMPTION VALUE								HX HB 50,000											
Bathrooms			2 100																											BASE TAXABLE VALUE								161,405											
Frame		02	WOOD FRAME 100																											TOTAL JUST VALUE								538,916											
Stories		2.	2. 100																											NCON VALUE								0											
Units		0	100																											INCOME VALUE																			
Occupancy		00	NONE 100																											PREVIOUS YEAR MKT VALUE								528,515											
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	432	100	432	35,468																																													
BAS	1,564	100	1,564	128,406																																													
FCP	770	25	192	15,763																																													
FOP	144	30	43	3,530																																													
FSP	270	40	108	8,867																																													
UOP	408	20	82	6,733																																													
UST	989	45	445	36,536																																													
TOTALS		4,577	2,866	235,303																																													
EXTRA FEATURES										85004 LINA RD, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE										AG DATE																			
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	5	7	35.00	SF	10.00	10.00	100	1995	1995	3	20	70																																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695																																		
3	0350	CARPORT WD	0 100	14	20	280.00	SF	13.00	13.00	100	1998	1998	3	20	728																																		
LAND DESCRIPTION										TOTAL OB/XF										3,493																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	300,000																																
2	009630	C	SWAMP	100		OR	0.00	0.00	0.24	AC		1.00	1.00	1.00	500.00	500.00	120																																
REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 2.24		Total Land Value: 300,120		Market: 0		Agricultural: 0		Common: 300,120		PRINTED 08/06/2024 BY SYS																																			