

BLOCK 1 LOT 67
IN OR 2062/1126
NASSAUVILLE WOODS PB 5/126

RODRIGUEZ CAROL LYNN & JOSEPH
85216 LINA RD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0670



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	05	Quality Level 05		
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	2,356	100	2,356	99,065
UEP	372	70	260	10,932
USP	228	50	114	4,794
USP	300	50	150	6,307
TOTALS	3,256		2,880	121,098

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,880	140.1600	105.12	302,746	1997	1997	0	0	0	60.00	40.00
1 M/H 94+ - 100% - 2017												
Heated Area: 2356												
HX Base Yr 2017												
BAS 1997												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					121,098				
TOTAL MARKET OB/XF VALUE					49,326				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					255,424				
SOH/AGL Deduction					91,395				
ASSESSED VALUE					164,029				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					114,029				
TOTAL JUST VALUE					255,424				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					254,452				