BLOCK 1 LOT 70
IN OR 1472/899
R787506 & R787507

WEST ROY EDWARD JR
85328 LINA ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0700

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

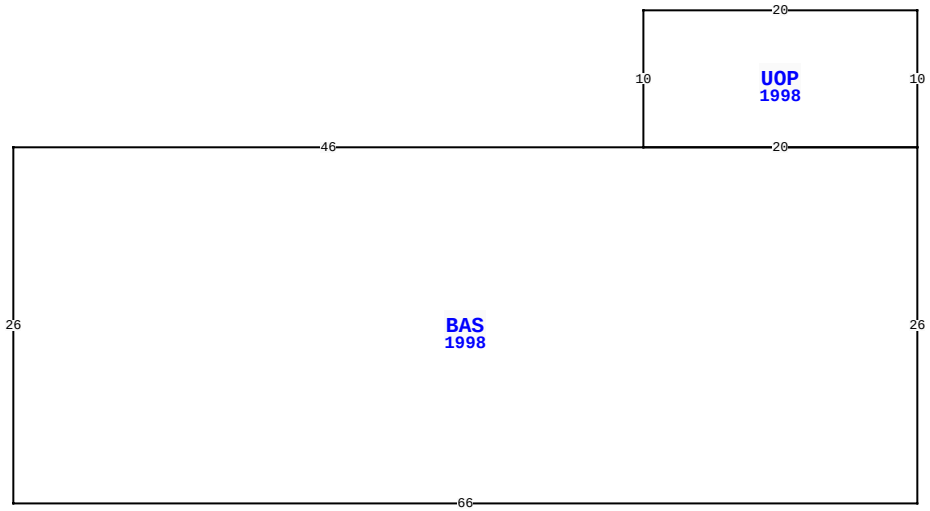
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,716	100	1,716	85,621
UOP	200	25	50	2,495
TOTALS	1,916		1,766	88,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,766	123.2000	92.40	163,178	1998	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2007 Heated Area: 1716 HX Base Yr 2007



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

85328 LINA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,116
TOTAL MARKET OB/XF VALUE		17,955
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		212,321
SOH/AGL Deduction		141,552
ASSESSED VALUE		70,769
TOTAL EXEMPTION VALUE	HX HB	45,769
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		212,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,215

BLDG:1:4: 1999 PEAC (1999)
BLDG:1:3: RP: 787506 & 787507
BLDG:1:1: DW/MH/ID PSH2GA0912(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982490	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/0899	1/18/2007	QC	U	I	07	100
GRANTOR: WEST BARBARA J						
GRANTEE: WEST ROY EDWARD JR						
1425/1235	7/05/2006	QC	U	I	01	89,500
GRANTOR: WEST BARBARA J						
GRANTEE: WEST ROY EDWARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W20 S10 BAS=[YR=1998] W46 S26 E66 N26 W20$ E20 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2024	2007		48	15,120	

LAND DESCRIPTION

TOTAL OB/XF 17,955

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	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/06/2024 BY SYS