BLOCK 2 LOT 31
IN OR 1124/943 & OR 1898/928
R674052 & R674053

BLUMENBERG SHIRLEY
85365 LINA ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

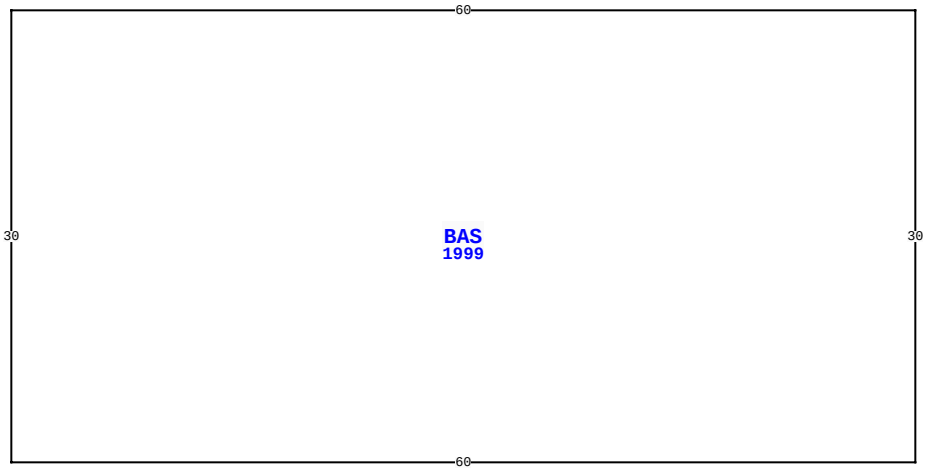
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	69,617
TOTALS	1,800		1,800	69,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	87.90	158,220	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1800 HX Base Yr



85365 LINA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,617
TOTAL MARKET OB/XF VALUE		4,681
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		244,298
SOH/AGL Deduction		173,450
ASSESSED VALUE		70,848
TOTAL EXEMPTION VALUE	SX HX HB	70,848
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		244,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99-2516	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/0928	1/14/2014	QC	U	I	11	100
GRANTOR: BLUMENBERG ROBERT B						
GRANTEE: BLUMENBERG SHIRLEY						
1124/0943	3/26/2003	WD	U	I	24	78,000
GRANTOR: BLUMENBERG ROBERT B P						
GRANTEE: BLUMENBERG ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S30 E60 N30$.

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	1999	1999	3	83	2,905	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 4,681

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	2.00	85,000.00	170,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS