LOT 30
IN OR 2158/1897
HOLLY POINT NORTH UNR

KRESCH KIRSTEN L/SHEPHERD DEVIN C
85023 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

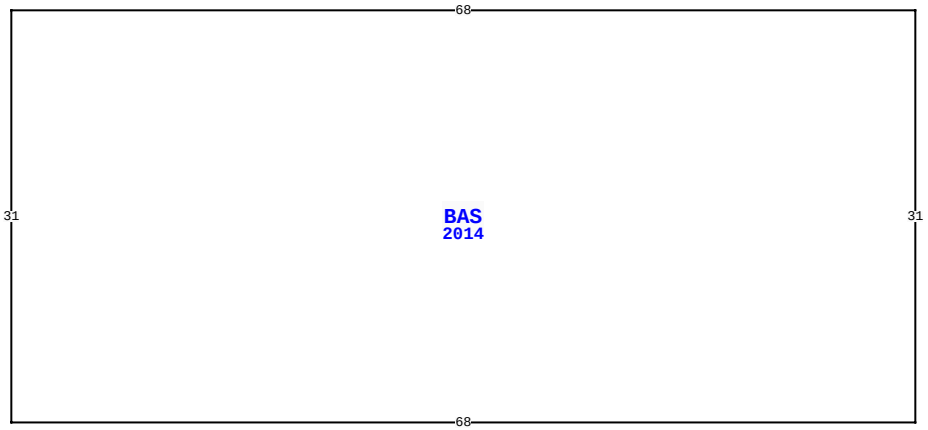
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	196,863
TOTALS	2,108		2,108	196,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,108	121.6033	97.28	205,066	2014	2014	0	0	0	4.00	96.00

2 SFR MODULR – 100% - 2018 Heated Area: 2108 HX Base Yr 2018



85023 LINDA HALL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,863
TOTAL MARKET OB/XF VALUE		33,088
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,951
SOH/AGL Deduction		132,945
ASSESSED VALUE		182,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,006
TOTAL JUST VALUE		314,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429320	CO ISSUED	0	10/17/2014
B1429320	MODULAR	0	09/01/2014
B1429344	24X45FGR	46,332	09/01/2014
MH4403	MH MOVE-ON	0	02/03/2006
E0414094	ELEC OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1897	11/17/2017	WD	Q	I	01	199,900
GRANTOR: TERWILLIGER GEORGE B						
GRANTEE: KRESCH KIRSTEN L &						
1917/1938	5/20/2014	WD	Q	I	01	38,000
GRANTOR: GOAD KIRBY COLEMAN						
GRANTEE: TERWILLIGER GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W68 S31 E68 N31 $.

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	0510	GARAGE WD-	0	100	24	46	1,104.00	SF	35.00	35.00	100	2014	2014	3	75	28,980	
2	0810	CONCRETE A	0	100	5	32	160.00	SF	6.50	6.50	100	2014	2014	3	95	988	
3	1242	WD DECK A	0	100	30	16	480.00	SF	10.00	10.00	100	2014	2014	3	65	3,120	

LAND DESCRIPTION

TOTAL OB/XF 33,088

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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS