LOT 35
IN OR 1505/1790
HOLLY POINT NORTH UNR

OGILVIE DOROTHY M SWEAT
85199 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

85199 LINDA HALL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,000
SOH/AGL Deduction	43,410
ASSESSED VALUE	53,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,590
TOTAL JUST VALUE	97,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH02968	MH MOVE-ON	0	01/01/2000
96 2377	TEMP POLE	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1790	6/15/2007	QC	U	I	07	100
GRANTOR: SWEAT JAMES C						
GRANTEE: OGILVIE DOROTHY M (						
1394/1858	3/10/2006	QC	U	I	01	100
GRANTOR: SWEAT JAMES C						
GRANTEE: OGILVIE DOROTHY M (						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS