LOT 39 & BLOCK 1 LOT 12 OF
HOLLY POINT NORTH UNR
IN OR 754 PG 1015

COLEMAN ROBERT III & LINDA K
85292 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

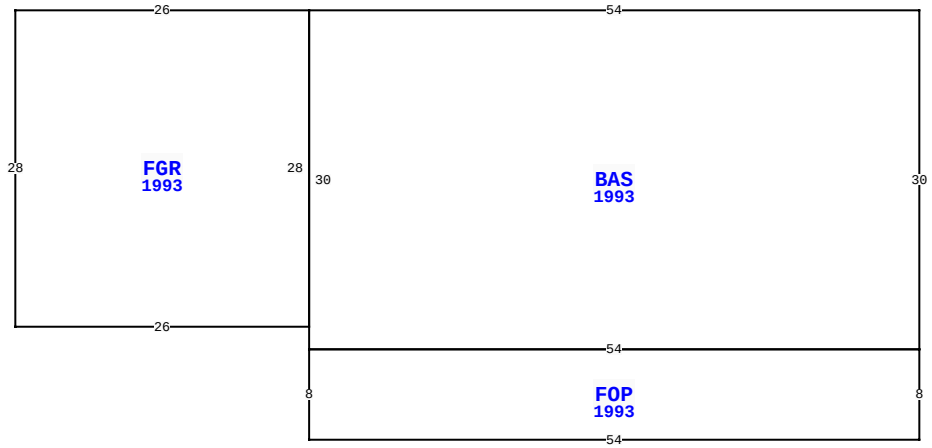
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	136,440
FGR	728	55	400	33,689
FOP	432	30	130	10,949
TOTALS	2,780		2,150	181,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	108.7800	103.34	222,181	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1620 HX Base Yr 1997



85292 LINDA HALL 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		181,078
TOTAL MARKET OB/XF VALUE		21,716
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		364,294
SOH/AGL Deduction		179,308
ASSESSED VALUE		184,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,986
TOTAL JUST VALUE		364,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313312	ROOF	2,000	01/01/2013
B0310796	GARAGE	49,500	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/1015	3/20/1996	WD	Q	I		93,000
GRANTOR: SPARKMAN ANDREW J JR						
GRANTEE: COLEMAN ROBERT III						
0627/1145	6/04/1991	WD	U	I	10	6,800
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: SPARKMAN ANDREW J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FGR=[YR=1993] W26 S28 E26 N28 $ S30
FOP=[YR=1993] S8 E54 N8 W54 $ E54N30 $.

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	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	100	0	0	1,477.00	SF	4.00	4.00	100	2006	2006	3	87	5,140	
3	0681	POLE SHED	0	100	9	12	108.00	SF	15.00	15.00	100	2006	2006	3	44	713	
4	0681	POLE SHED	0	100	9	12	108.00	SF	15.00	15.00	100	2006	2006	3	44	713	
5	2701	QUONSET GD	0	100	50	30	1,500.00	SF	15.00	15.00	100	2006	2006	3	58	13,050	

LAND DESCRIPTION

TOTAL OB/XF 21,716

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	000100	C	SFR	100		OR	0.00	0.00	2.00	LT		1.00	1.00	0.95	85,000.00	80,750.00	161,500							

REVIEW DATE 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500 PRINTED 08/06/2024 BY SYS