

LOT 41
IN OR 581/888
HOLLY POINT NORTH UNR

DUNCUM BRIAN E & FELICIA W
95221 GERALD CIR
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	57,430
FUS	540	100	540	36,919
UOP	300	20	60	4,102
UST	140	45	63	4,307

TOTALS	1,820		1,503	102,760
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	1242	WD DECK A	0	0	10	10			5.00	100	1990	1990	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE	01/31/2020	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,503	105.0600	99.81	150,014	1900	1960		0	0	31.50	68.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1380													
HX Base Yr													

BLD DATE	03/17/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU

85216 LINDA HALL RD, FERNANDINA BEACH													
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TOTAL OB/XF													
100													

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		102,760	
TOTAL MARKET OB/XF VALUE		100	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		187,860	
SOH/AGL Deduction		45,168	
ASSESSED VALUE		142,692	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,692	
TOTAL JUST VALUE		187,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5240	NEW CONSTR	5,000	10/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0581/0888	10/13/1989	WD	U	V	10	6,800	
GRANTOR: SHEFFIELD WM ET AL							
GRANTEE: DUNCUM BRIAN & F							
0409/0165	1/01/1984	AC	U	V		4,131	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W30 S9 UST=[YR=2009] W10 S14 E10 N14\$ S19 UOP=[YR=1993] S10 E30 N10 W30\$ E30 N28\$ PTR=E15 FUS=[YR=1993] E30 S18 W30 N18 \$ W15\$.													