



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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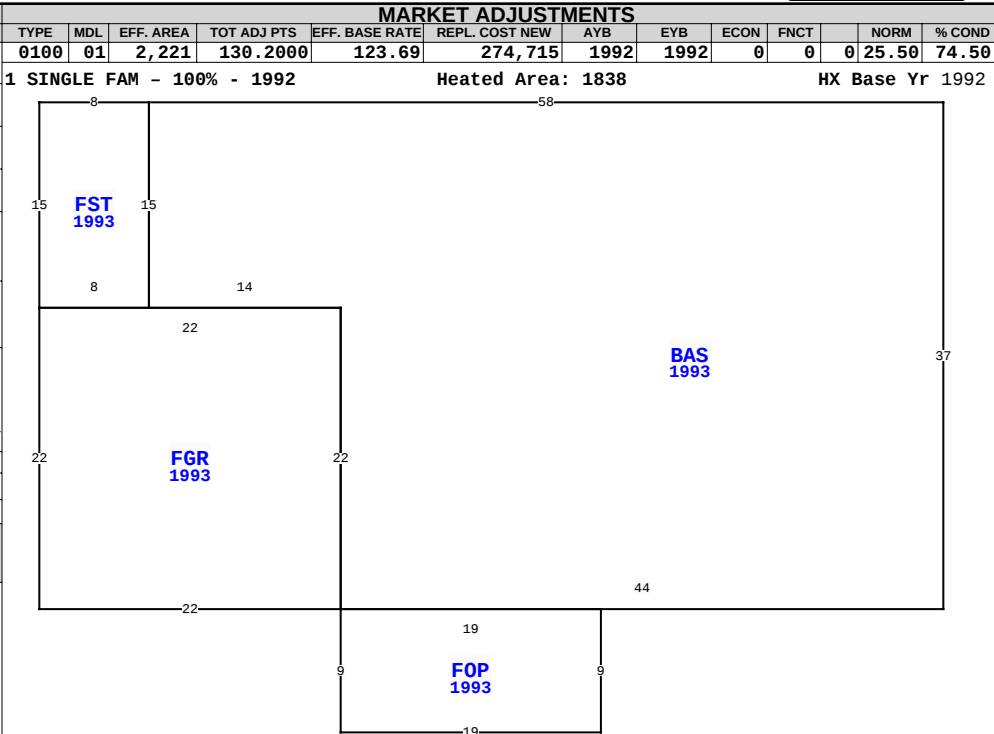
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	169,370
FGR	484	55	266	24,512
FOP	171	30	51	4,699
FST	120	55	66	6,082

TOTALS	2,613		2,221	204,663
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	22	24	528.00	SF	40.00	40.00	
2	0810	CONCRETE A	0	100	25	22	550.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0811	CONCRETE B	0	100	0	0	1,010.00	SF	5.20	5.20	
5	0845	KOOL DECK	0	100	0	0	497.00	SF	7.25	7.25	
6	0887	POOL FILTR	0	100	0	0	1.00	UT	650.00	650.00	
7	0861	POOL GUNIT	0	100	16	25	400.00	SF	85.00	85.00	
8	0681	POLE SHED	0	100	8	24	192.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	2.00	LT	



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

85325 LINDA HALL RD, FERNANDINA BEACH

L N	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	0511	GARAGE CB-	0	100	22	24	528.00	SF	40.00	40.00	100	1985	1985	3	47	9,926	
2	0810	CONCRETE A	0	100	25	22	550.00	SF	6.50	6.50	100	1987	1987	3	52	1,859	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
4	0811	CONCRETE B	0	100	0	0	1,010.00	SF	5.20	5.20	100	1992	1992	3	64	3,361	
5	0845	KOOL DECK	0	100	0	0	497.00	SF	7.25	7.25	100	1998	1998	3	75	2,702	
6	0887	POOL FILTR	0	100	0	0	1.00	UT	650.00	650.00	100	1998	1998	3	26	169	
7	0861	POOL GUNIT	0	100	16	25	400.00	SF	85.00	85.00	100	1998	1998	3	21	7,140	
8	0681	POLE SHED	0	100	8	24	192.00	SF	15.00	15.00	100	1998	1998	3	26	749	

TOTAL OB/XF											
28,426											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										204,663	
TOTAL MARKET OB/XF VALUE										28,426	
TOTAL LAND VALUE - MARKET										161,500	
TOTAL MARKET VALUE										394,589	
SOH/AGL Deduction										196,258	
ASSESSED VALUE										198,331	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										143,331	
TOTAL JUST VALUE										394,589	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										387,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984667	SWIM POOL	12,000	05/01/1998
8091	NEW CONSTR	73,900	05/15/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2324/1292	12/02/2019	FJ	U	I	11	0			
GRANTOR: DAVIS LARRY V EST									
GRANTEE: DAVIS DEBORAH									
0659/0120	5/20/1992	WD	U	I	07	100			
GRANTOR: SHEFFIELD WM ETAL									
GRANTEE: DAVIS LARRY V									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W58 FST=[YR=1993] W8 S15 FGR=[YR=1993] S22 E22 FOP=[YR=1993] S9 E19 N9 W19\$ N22 W22\$ E8 N15\$ S15 E14 S22 E44 N37\$.											