BLOCK 1 LOT 39
IN OR 889/292
R673993 & R673994

DEMCHAK MARY
85223 LINA ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

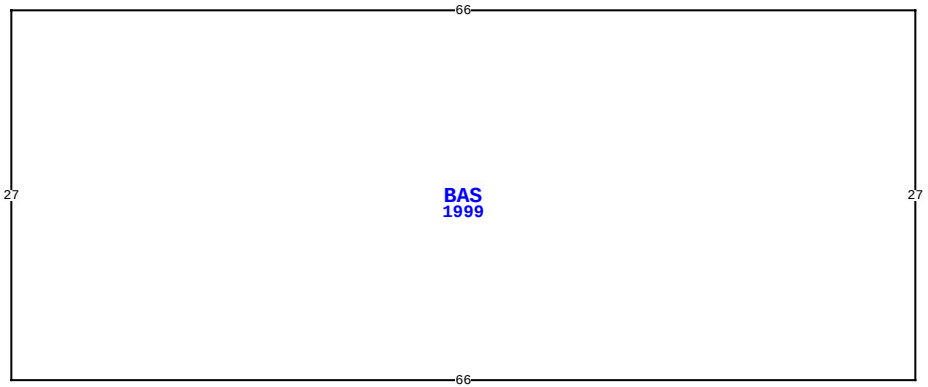
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1999	1,782	88,762
TOTALS	1,782			1,782	88,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	99.62	177,523	1999	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2000 Heated Area: 1782 HX Base Yr 2000



85223 LINA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,762
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		191,597
SOH/AGL Deduction		119,799
ASSESSED VALUE		71,798
TOTAL EXEMPTION VALUE	HX HB WX	51,798
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		191,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,082

MISC STRG = NV : KW 10/2024
1999 DW/MH __ REGE __ R673993 & R673994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992738	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/0292	6/29/1999	WD	U	V	13	28,429
GRANTOR: DOUGLAS A B & BARBARA						
GRANTEE: DEMCHAK PAUL K & MA						
0888/0415	6/22/1999	WD	U	V	09	29,500
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: DOUGLAS A B & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E66 N27$.

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	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS