

**DUPIE DANENE A & FRANK**  
85177 LINA RD  
FERNANDINA BEACH, FL 32034

**25-2N-27-1475-0001-0400**

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories UnitsQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS2,05210019992,052132,367DCK290152006442,838FSP1906020061147,354TOTALES2,5322,210142,559

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

11243WD DECK F010010100.00SF8.008.0010020062006324192

20940SHEDS/PORT01003012360.00SF30.0030.00100202520229310,044

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND0800022,210135.5200115.19254,570199920060044.0056.00

Heated Area: 2052HX Base Yr 2016

DCK2006FSP2006BAS1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE142,559TOTAL MARKET OB/XF VALUE10,236TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE252,795SOH/AGL Deduction141,081ASSESSED VALUE111,714TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE60,992TOTAL JUST VALUE252,795NCON VALUE10,044INCOME VALUEPREVIOUS YEAR MKT VALUE200,606ALUMN STRG (12X30) - ADJSCNT TO SHILOH PL \_ EST AYDW/MH/ID: GAFLX54(A/B)84352HL21\_\_ 1999 FLTWOODRP: R674072 & R674073SALES DATAOFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE PRICE2015/145411/18/2015SW Q I I 01116,900GRANTOR: INVESTORS FINANCIAL LGRANTEE: DUPIE DANENE A & FR1986/17336/22/2015CT U I I 18100GRANTOR: CLERK OF COURTGRANTEE: INVESTORS FINANCIALBUILDING NOTESBUILDING DIMENSIONSFSP=[YR=2006] W19 DCK=[YR=2006] W29 S10 BAS=[YR=1999] W28 S27 E76 N27 W48\$ E29 N10 \$ S10 E19 N10 \$ .

REVIEW DATE10/30/2024BYKWA

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