LOTS 24 25 26 20 22 & 23
IN OR 448/774 & OR 612/540 &
OR 626/7 & OR 1426/876 &

NOWLIN LARRY A & JULIA
85022 LINDA HALL
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525N-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

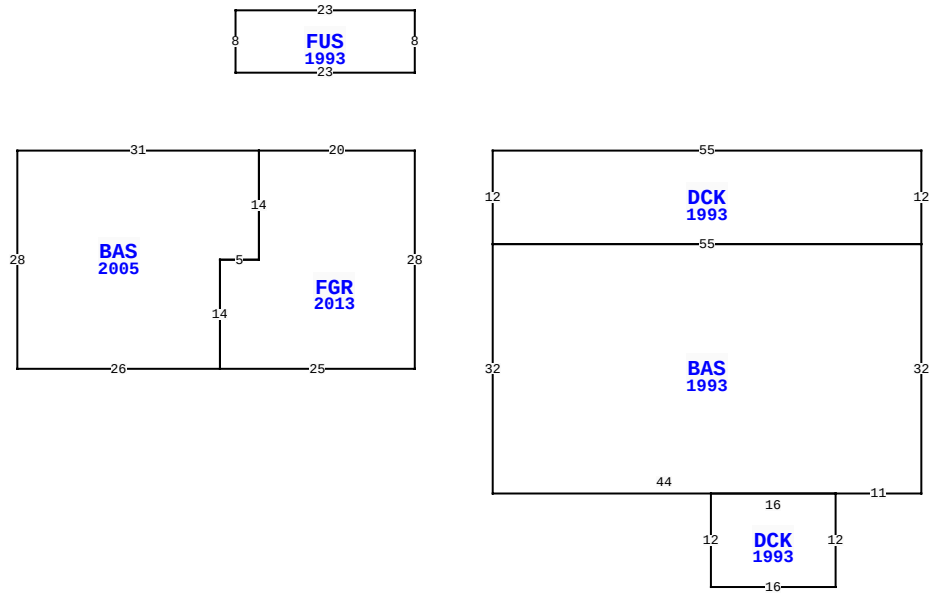
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	138,952
BAS	798	100	2005	798	63,002
DCK	192	10	1993	19	1,500
DCK	660	10	1993	66	5,211
FGR	630	55	2013	346	27,317
FUS	184	100	1993	184	14,527
TOTALS	4,224			3,173	250,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,173	84.5388	111.59	354,075	1985	1985	0	0	0	29.25	70.75

1 SNGL FAM – 100% - 0 Heated Area: 2742 HX Base Yr



85022 LINDA HALL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,508
TOTAL MARKET OB/XF VALUE		19,036
TOTAL LAND VALUE - MARKET		762,263
TOTAL MARKET VALUE		1,031,807
SOH/AGL Deduction		686,681
ASSESSED VALUE		345,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,404
TOTAL JUST VALUE		1,031,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		991,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0448/0774	3/01/1985	WD	U	V		5,000
GRANTOR:						
GRANTEE:						
0288/0349	3/01/1979	CD	U	V		4,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W20 BAS=[YR=2005] W31 S28 E26 N14 E5 N14 $ S14 W5 S14 E25 N28 $ PTR= E10 DCK=[YR=1993] E55 S12 BAS=[YR=1993] S32 W11 DCK=[YR=1993] S12 W16 N12 E16 $ W44 N32 E55 $ W55 N12 $W10 $ PTR= N10 FUS=[YR=1993] N8 W23 S8 E23 $ S10 $.

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	0203	BARN MTL 0	0	100	20	20	400.00	SF	12.06	12.06	100	1980	1980	3	20	965	
2	0810	CONCRETE A	0	100	0	0	974.00	SF	6.50	6.50	100	1980	1980	3	30	1,899	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
4	0811	CONCRETE B	0	100	0	0	2,676.00	SF	5.20	5.20	100	2000	2000	3	77	10,715	
5	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	100	2004	2004	3	83	2,762	

LAND DESCRIPTION

TOTAL OB/XF 19,036

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	000116	C	RES MARSH	100		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	150,000.00	150,000.00	561,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	4.21	AC		1.00	1.00	0.60	500.00	300.00	1,263							
3	000100	C	RES	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 7.95 Total Land Value: 762,263 Market: 0 Agricultural: 0 Common: 762,263 PRINTED 07/30/2025 BY SYS