BLOCK 2 LOT 2
HOLLY POINT NORTH 2 PB 4/80

JASKULSKI ANTHONY & RACHEL
85449 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525P-0002-0020

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

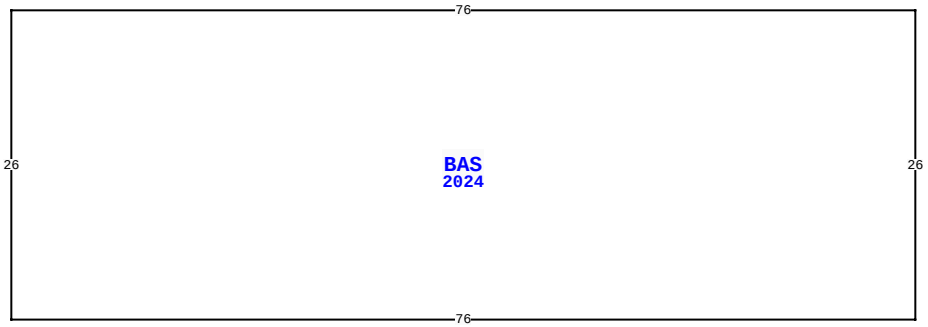
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2024	1,976	176,559
TOTALS	1,976			1,976	176,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	116.8000	99.28	196,177	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 2024 Heated Area: 1976 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,284
TOTAL MARKET OB/XF VALUE	3,301
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	287,585
SOH/AGL Deduction	34,043
ASSESSED VALUE	253,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,542
TOTAL JUST VALUE	287,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,037

DW/MH VIN: LOHGA31770083(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH19-4622	CO'D		06/13/2019
MH19-4622	REPLACEMENT DW/MH		05/06/2019
E25293	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0407	3/21/2019	WD	Q	I	01	61,500
GRANTOR: KOPP GERALD R & RUDEL						
GRANTEE: JASKULSKI ANTHONY &						
1443/0394	9/08/2006	WD	U	I	11	72,000
GRANTOR: MESSER JOHN						
GRANTEE: KOPP GERALD R & RUD						

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

85449 LINDA HALL RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E76 S26 W76 N26 $
.

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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1988	1988	3	52	1,352	
2	0940	SHEDS/PORT	0	0	11	16	176.00	SF	18.00	18.00	100	2001	2001	3	20	634	
3	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	100	2001	2001	3	79	1,315	

LAND DESCRIPTION

TOTAL OB/XF 3,301

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

REVIEW DATE 05/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

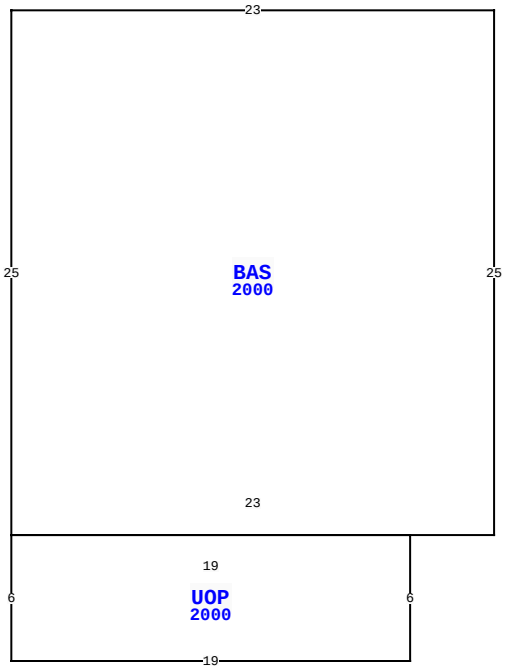
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100	2000	575	7,428
UOP	114	20	2000	23	297
TOTALS	689			598	7,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	598	58.1900	21.53	12,875	2000	2000	0	0	0	40.00	60.00

2 GARAGE RES – 0% - 0 Heated Area: 575 HX Base Yr



85449 LINDA HALL RD, FERNANDINA BEACH

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

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1443/0394	9/08/2006	WD	U	I	11	72,000
GRANTOR: MESSER JOHN						
GRANTEE: KOPP GERALD R & RUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 S25 UOP=[YR=2000] S6 E19 N6 W 19 $ E23 N25 $.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS