BLOCK 2 LOT 3
1999 SPRING HILL DW
IN OR 835 PG 2001

MANN RANDALL W
2920 DEPAUW ROAD
ORLANDO, FL 32804

2025

36-2N-27-525P-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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

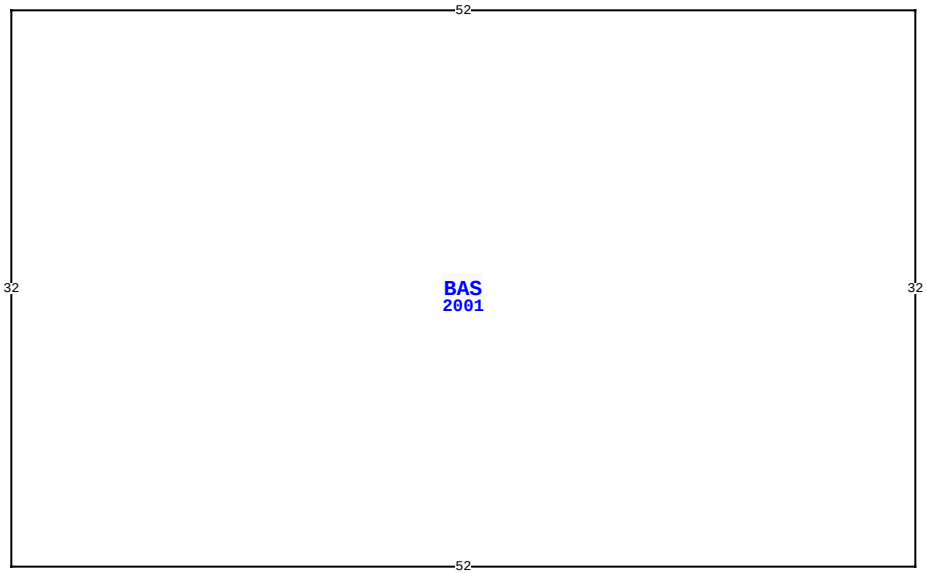
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2001	1,664	66,307
TOTALS	1,664			1,664	66,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	117.2000	99.62	165,768	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1664 HX Base Yr



85423 LINDA HALL 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	66,307
TOTAL MARKET OB/XF VALUE	11,049
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	177,356
SOH/AGL Deduction	42,856
ASSESSED VALUE	134,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,500
TOTAL JUST VALUE	177,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209705	GARAGE	5,215	06/01/2002
982203	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/2001	6/03/1998	WD	Q	V		18,900
GRANTOR: GRAHAM DEWEY & LOLA H						
GRANTEE: MANN RANDALL W						
0757/1420	4/23/1996	WD	Q	V		14,000
GRANTOR: FRANKS TERRY A & BREN						
GRANTEE: GRAHAM DEWEY & LOLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S32 E52 N32 $.

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	0820	WOOD WALK	0	0	4	16	64.00	SF	11.75	11.75	100	1998	1998	3	40	301	
2	0648	LIGHTS-AV	0	0	0	0	10.00	UT	140.00	140.00	100	1998	1998	3	20	280	
3	1243	WD DECK F	0	0	11	16	176.00	SF	8.00	8.00	100	2000	2000	3	20	282	
4	0510	GARAGE WD-	0	0	0	0	960.00	SF	25.90	25.90	100	2002	2002	3	29	7,211	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 11,049

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS