



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,838	100	1993	1,838	196,360
FGR	484	55	1993	266	28,417
FOP	171	30	1993	51	5,449
FST	120	55	1993	66	7,051
TOTALS	2,613			2,221	237,278

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	22	24	528.00	SF	40.00
2	0810	CONCRETE A	0	100	25	22	550.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0811	CONCRETE B	0	100	0	0	1,010.00	SF	5.20
5	0845	KOOL DECK	0	100	0	0	497.00	SF	7.25
6	0887	POOL FILTR	0	100	0	0	1.00	UT	650.00
7	0861	POOL GUNIT	0	100	16	25	400.00	SF	85.00
8	0681	POLE SHED	0	100	8	24	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,221	109.3680	144.37	320,646	1992	1992	0	0	26.00	74.00	
1 SNGL FAM - 100% - 1992 Heated Area: 1838 HX Base Yr 1992												
8 15 15 8 14 22 22 22 22 44 19 9 9 19 FST 1993 BAS 1993 FGR 1993 FOP 1993												
85325 LINDA HALL RD, FERNANDINA BEACH												
BLD DATE: 05/09/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,278	
TOTAL MARKET OB/XF VALUE		27,082	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		454,360	
SOH/AGL Deduction		250,277	
ASSESSED VALUE		204,083	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		148,361	
TOTAL JUST VALUE		454,360	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984667	SWIM POOL	12,000	05/01/1998
8091	NEW CONSTR	73,900	05/15/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1292	12/02/2019	FJ	U	I	11	0	
GRANTOR: DAVIS LARRY V EST							
GRANTEE: DAVIS DEBORAH							
0659/0120	5/20/1992	WD	U	I	07	100	
GRANTOR: SHEFFIELD WM ETAL							
GRANTEE: DAVIS LARRY V							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W58 FST=[YR=1993] W8 S15 FGR=[YR=1993] S22 E22 FOP=[YR=1993] S9 E19 N9 W19\$ N22 W22\$ E8 N15\$ S15 E14 S22 E44 N37\$.									