BLOCK 1 LOT 69
IN OR 791 PG 1107
NASSAUVILLE WOODS PB 5/126

DUBBERLY WILLIAM O & CYNTHIA J
85288 LINA ROAD
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0001-0690

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85288 LINA 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	0
TOTAL MARKET OB/XF VALUE	14,554
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	164,554
SOH/AGL Deduction	88,344
ASSESSED VALUE	76,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,210
TOTAL JUST VALUE	164,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971859	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1107	4/28/1997	WD	U	V	12	22,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: DUBBERLY WM & CYNTH						
0727/0041	4/04/1995	PR	U	V	09	100
GRANTOR: AMER NATL BANK OF FLA						
GRANTEE: AMER NATL BANK OF F						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2003	2003	3	20	480	
4	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	2003	2003	3	20	1,498	
5	1242	WD DECK A	0	0	0	0	288.00	SF	10.00	10.00	100	2003	2003	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 14,554

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	1.50	100,000.00	150,000.00	150,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS