LOT 36
IN OR 2392/437
2001 SKYO DW/MH

MESSENGER HOWARD SR & ROSEANN
85229 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

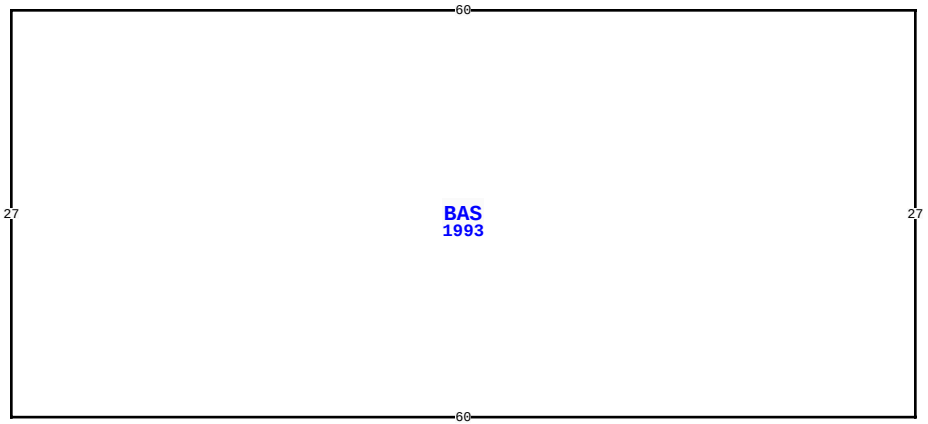
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	129,752
TOTALS	1,620			1,620	129,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	148.3200	133.49	216,254	2001	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2021 Heated Area: 1620 HX Base Yr 2021



85229 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		129,752
TOTAL MARKET OB/XF VALUE		365
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		230,117
SOH/AGL Deduction		145,700
ASSESSED VALUE		84,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,006
TOTAL JUST VALUE		230,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108388	FOUNDATION	2,000	06/01/2001
MH013522	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0437	9/11/2020	WD	U	I	11	100
GRANTOR: WILDER JOHN A & AMY L						
GRANTEE: MESSENGER HOWARD D						
2379/316	7/24/2020	WD	P	I	98	185,000
GRANTOR: WILDER JOHN A						
GRANTEE: MESSENGER HOWARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

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	1243	WD DECK F	0	100	9	4	36.00	SF	8.00	8.00	100	2001	2001	3	20	58	
2	1243	WD DECK F	0	100	12	16	192.00	SF	8.00	8.00	100	2001	2001	3	20	307	

LAND DESCRIPTION

TOTAL OB/XF 365

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS