LOTS 42 & 43
IN OR 2715/663
HOLLY POINT NORTH UNR

DUNCUM TERRY & MARY LIVING TRUST/DUNCUM TERRY ALLE
85184 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

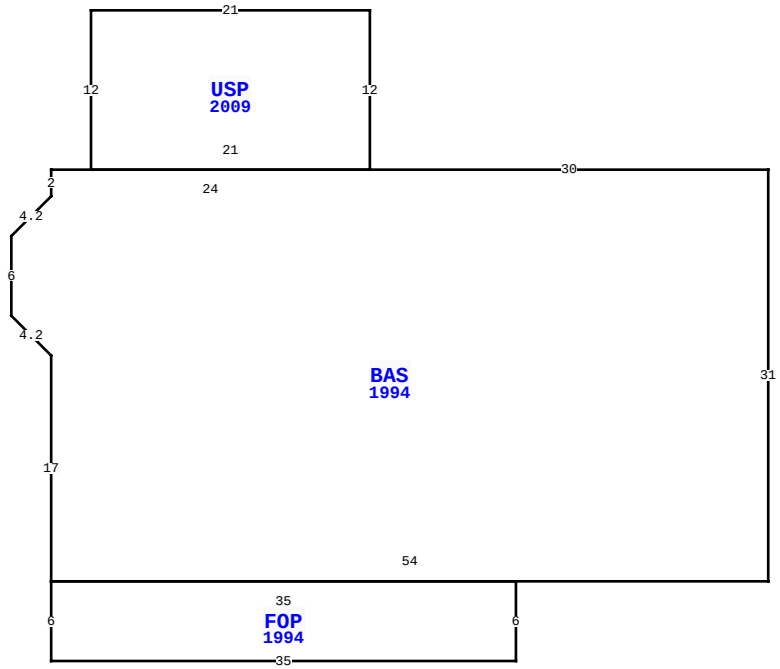
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1994	1,701	176,390
FOP	210	30	1994	63	6,533
USP	252	30	2009	76	7,881
TOTALS	2,163			1,840	190,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	128.3400	134.76	247,958	1994	1994	0	0	0	23.05	76.95

1 SINGLE FAM 100% - 0 Heated Area: 1701 HX Base Yr



85184 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		190,804
TOTAL MARKET OB/XF VALUE		13,069
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		393,873
SOH/AGL Deduction		237,436
ASSESSED VALUE		156,437
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,026
TOTAL JUST VALUE		393,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,859

6/2025KW: MISC STRG BLDGS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0606	NEW CONSTR	61,380	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/663	5/31/2024	SW	U	I	11	100
GRANTOR: DUNCUM TERRY A & MARY						
GRANTEE: DUNCUM TERRY & MARY						
2713/41	5/21/2024	SW	U	I	11	100
GRANTOR: DUNCUM TERRY A & MARY						
GRANTEE: DUNCUM TERRY & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 USP=[YR=2009] N12 W21 S12 E21 $ W24 S2 D3 L3 S6 D3 R3 S17 FOP=[YR=1994] S6 E35 N6 W35 $ E54 N31 $.

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	0681	POLE SHED	0	100	24	32	768.00	SF	15.00	15.00	100	1980	1980	3	20	2,304	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1980	1980	3	20	840	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	
5	0200	BARN WD 0-	0	100	35	24	840.00	SF	20.00	20.00	100	1994	1994	3	20	3,360	
6	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
7	0350	CARPORT WD	0	100	24	32	768.00	SF	13.00	13.00	100	1995	1995	3	20	1,997	
8	0681	POLE SHED	0	100	10	32	320.00	SF	15.00	15.00	100	1995	1995	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 13,069

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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	0.95	100,000.00	95,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS