

MCKINNEY JAMES A CRYSTAL GEIGER
85363 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

36-2N-27-525P-0002-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 1000800021,648117.6000105.84174,424199819980065.0035.00Roof Structur03GABLE/HIP 1001 M/H 94+ 100% - 1999Heated Area: 1648HX Base Yr 1999Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 90Interior Floo08SHT VINYL 10Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrame02WOOD FRAME 100Stories Units1.1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4004.00BAS1,64810019981,64861,048TOTALS1,6481,64861,048EXTRA FEATURES85363 LINDA HALL RD, FERNANDINA BEACHBLD DATEXF DATEINC DATELGL DELAND DATEAG DATE05/09/2025MLU

MARKET ADJUSTMENTS

TOT ADJ PNTOT ADJ PRICETOTAL OB/XF3,413

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE61,048TOTAL MARKET OB/XF VALUE3,413TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE164,461SOH/AGL Deduction91,471ASSESSED VALUE72,990TOTAL EXEMPTION VALUEHX HB47,990BASE TAXABLE VALUE25,000TOTAL JUST VALUE164,461NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE173,038SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE2625/02973/09/2023QC U I I 11100GRANTOR:MCKINNEY JAMES AGRANTEE:MCKINNEY JAMES A & 1964/13451/23/2013QC U I I 11100GRANTOR:MCKINNEY JAMES A & TAGRANTEE:MCKINNEY JAMES ABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1998] W64 S27 E19 N3 E5 S3 E9 N3 E3 S1 E28 N25\$.REVIEW DATE01/01/2023BYCDDetailed Description: Total Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/09/2026 BY SYS