BLOCK 2 LOTS 6 & 7
HOLLY POINT NORTH 2 PB 4/80

DAVIS DEBORAH
85325 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0002-0060

BUILDING CHARACTERISTICS

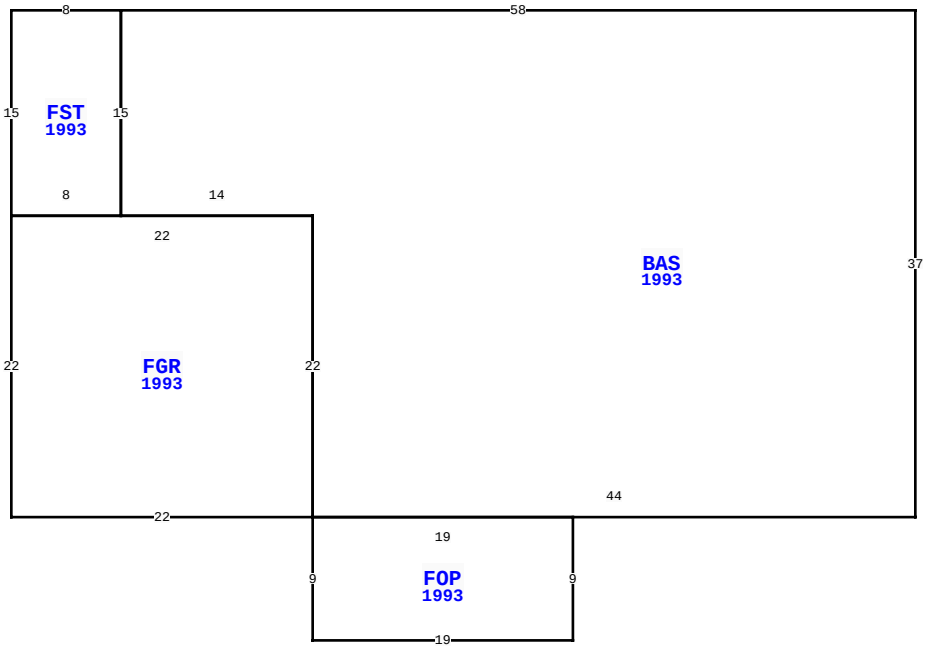
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	205,369
FGR	484	55	1993	266	29,721
FOP	171	30	1993	51	5,698
FST	120	55	1993	66	7,374
TOTALS	2,613			2,221	248,162

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	152.02	337,636	1992	1992	0	0	0	26.50	73.50

1 SNGL FAM 100% - 1992 Heated Area: 1838 HX Base Yr 1992



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85325 LINDA HALL RD, FERNANDINA BEACH

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	0511	GARAGE CB-	0	100	22	24	528.00	SF	40.00	40.00	100	1985	1985	3	41	8,659	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
7	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	
8	0681	POLE SHED	0	100	8	24	192.00	SF	15.00	15.00	100	1998	1998	3	24	691	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,162
TOTAL MARKET OB/XF VALUE		54,230
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		492,392
SOH/AGL Deduction		282,799
ASSESSED VALUE		209,593
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		153,182
TOTAL JUST VALUE		492,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,360

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 54,230

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	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