LOT 47
IN OR 2068/1916
WILSON NECK HILLS PB 4/62

JERVIS ANTHONY DAMIERA
85090 LINDA RD
YULEE, FL 32097

2026

43-2N-27-4642-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

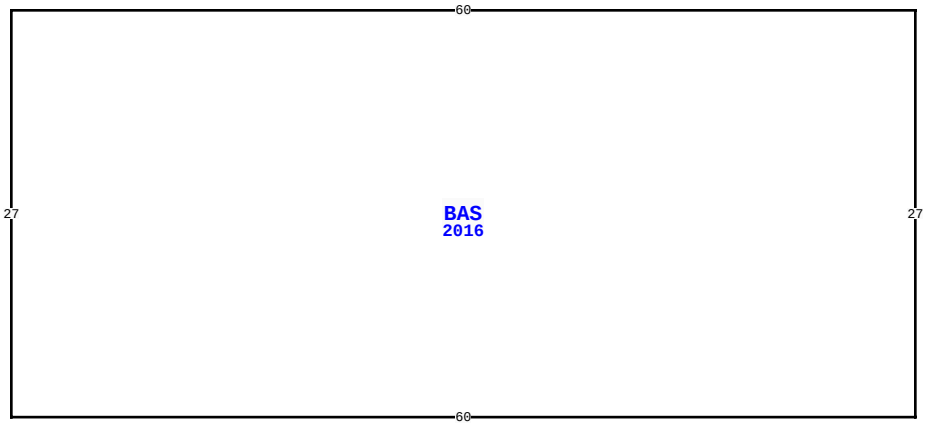
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2016	1,620	127,599
TOTALS	1,620			1,620	127,599

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	128.7000	115.83	187,645	2013	2013	0	0	0	32.00	68.00

1 M/H 94+ 100% - 2017 Heated Area: 1620 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,599
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		219,471
SOH/AGL Deduction		83,975
ASSESSED VALUE		135,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,085
TOTAL JUST VALUE		219,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165783	CO ISSUED	0	10/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2068/1916	8/23/2016	WD	Q	I	01	40,000
GRANTOR: RIX TERRANCE L & PAUL						
GRANTEE: JERVIS ANTHONY DAMI						
2068/1913	7/31/2016	QC	U	I	11	100
GRANTOR: GIANONATTI LINDA F/K/						
GRANTEE: RIX TERRANCE L & PA						

85090 LINDA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1970	1970	3	20	720	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1970	1970	3	20	1,152	

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,872

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	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS