LOT 12
IN OR 1767/1569
1999 FTWD DW/MH

WEDDINGTON JEFFREY II
85730 OWENS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525F-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	04	Quality Level 04

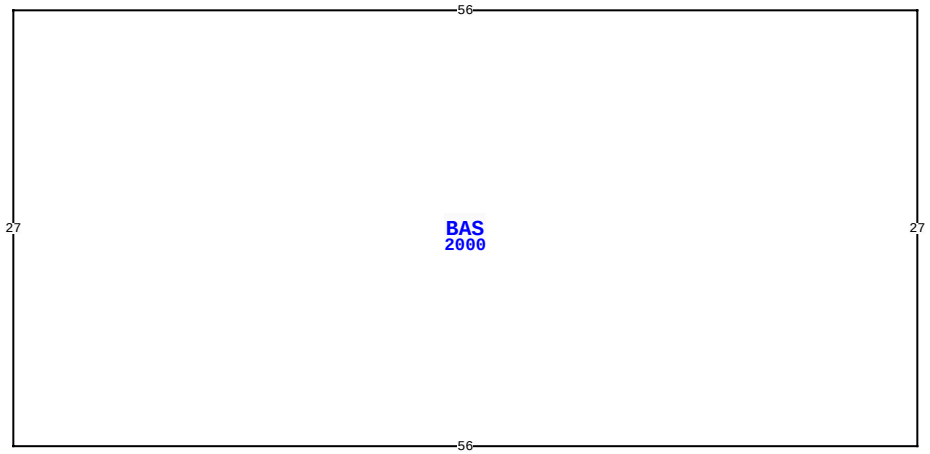
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	65,553
TOTALS	1,512		1,512	65,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	134.6400	94.25	142,506	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2012 Heated Area: 1512 HX Base Yr 2012



85730 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,553
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,873
SOH/AGL Deduction		90,397
ASSESSED VALUE		60,476
TOTAL EXEMPTION VALUE	HX HB	35,476
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1767/1569	11/14/2011	QC	U	I	11	100
GRANTOR: HENN DARRELL						
GRANTEE: WEDDINGTON JEFFREY						
1742/1433	6/09/2011	WD	U	I	17	50,000
GRANTOR: CAT'S ANGELS INC SPCA						
GRANTEE: HENN DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 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	1242	WD DECK A	0	100	6	11	66.00	SF	10.00	10.00	100	2004	2004	3	24	158	
2	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2005	2005	3	27	162	

LAND DESCRIPTION

TOTAL OB/XF 320

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	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS