LOT 19 IN OR 929/808
HOLLY POINT EAST PB 6/160
2000 MERIT DW/MH

PIERCE LARRY E
85544 OWENS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525F-0019-0000

BUILDING CHARACTERISTICS

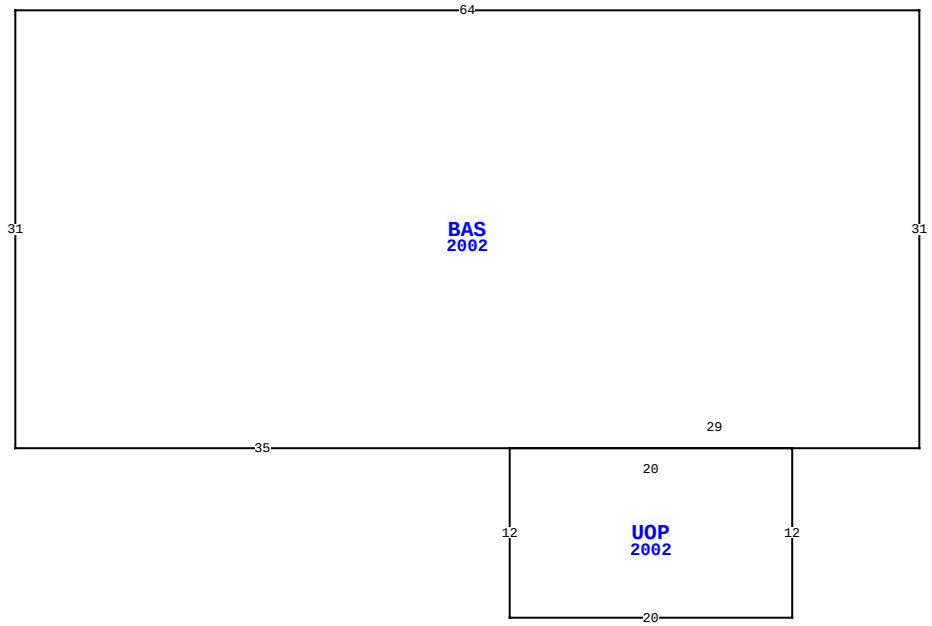
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,984	100	1,984	85,937
UOP	240	25	60	2,599
TOTALS	2,224		2,044	88,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,044	128.9200	90.24	184,451	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1984 HX Base Yr 2003



85544 OWENS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,536
TOTAL MARKET OB/XF VALUE		486
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		174,022
SOH/AGL Deduction		104,628
ASSESSED VALUE		69,394
TOTAL EXEMPTION VALUE	HX HB WR DX	54,394
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		174,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0808	4/24/2000	WD	U	I	13	32,500
GRANTOR: SGS DEVELOPMENT INC						
GRANTEE: PIERCE LARRY E						
0925/0917	3/23/2000	WD	Q	V		21,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: SGS DEVELOPMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S31 E35 UOP=[YR=2002] S12 E20 N12 W20$ E29 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
3	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	2005	2005	3	27	486	

LAND DESCRIPTION

TOTAL OB/XF 486

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 12/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS