LOT 22 2005 GENM DWMH
IN OR 1328/510
HOLLY POINT EAST PB 6/160

HADDOCK RAYMOND JR
506 S 7TH ST
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-525F-0022-0000**

## NASSAU COUNTY PROPERTY



## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

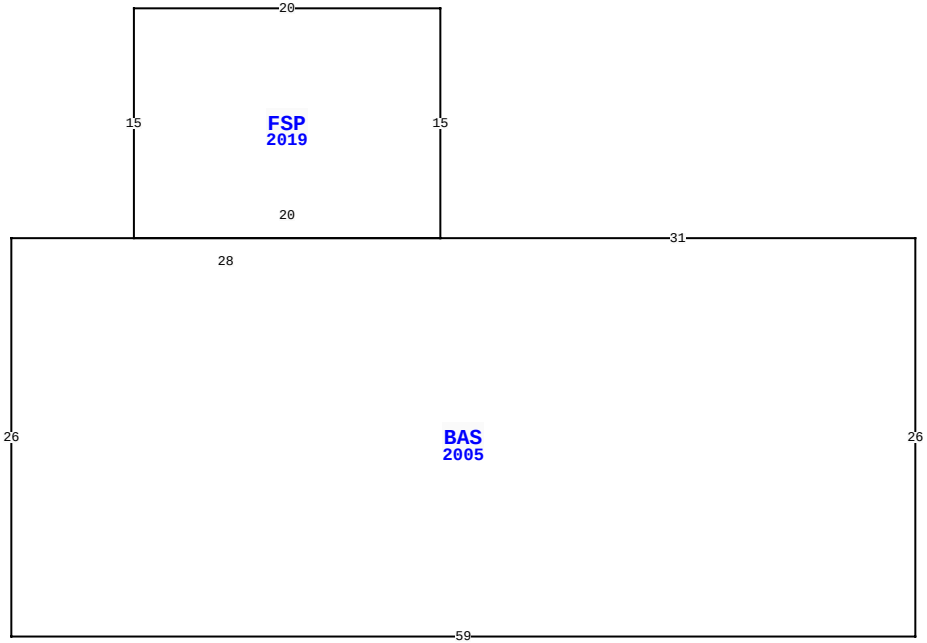
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,534 | 100 | 1,534 | 80,021 |
| FSP | 300 | 60 | 180 | 9,390 |
| TOTALS | 1,834 | | 1,714 | 89,411 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,714 | 128.4800 | 89.94 | 154,157 | 2005 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1534 HX Base Yr




85480 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 | 89,411 |
| TOTAL MARKET OB/XF VALUE | 3,150 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 177,561 |
| SOH/AGL Deduction | 49,152 |
| ASSESSED VALUE | 128,409 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,409 |
| TOTAL JUST VALUE | 177,561 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P0509403 | OTHER | 0 | 05/01/2005 |
| E14880 | ELEC OTHER | 0 | 04/01/2005 |
| M09661 | MECH OTHER | 0 | 04/01/2005 |
| MH4589 | MH MOVE-ON | 0 | 01/01/2005 |
| MH3225 | MH MOVE-ON | 0 | 08/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1328/0510 | 6/24/2005 | WD | Q | I | | 45,000 |
| GRANTOR: CLEMENS SEAN A & JONI | | | | | | |
| GRANTEE: HADDOCK RAYMOND JR | | | | | | |
| 0942/0442 | 7/25/2000 | WD | U | I | 13 | 32,500 |
| GRANTOR: DOUGLAS KAREN D | | | | | | |
| GRANTEE: CLEMENS SEAN A & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W31 FSP=[YR=2019] N15 W20 S15 E20$ W28 S26 E59 N26$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,150

| 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 | 0 | 0006 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 10/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS