LOT 9
IN OR 1183/835
SPRING HILL #4 PB 6/43

BROWN JAMES SR
85795 OWENS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

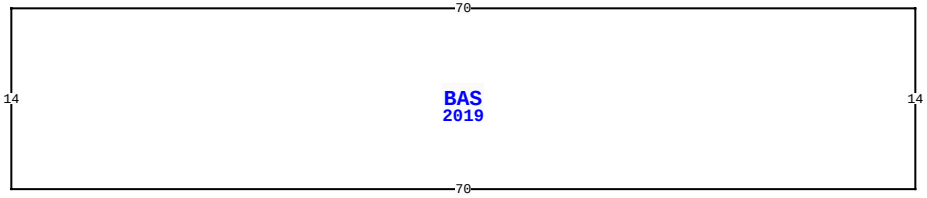
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	980	100	980	19,034
TOTALS	980		980	19,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	99.6000	64.74	63,445	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2020 Heated Area: 980 HX Base Yr 2020



85795 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,034
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		90,750
TOTAL MARKET VALUE		110,360
SOH/AGL Deduction		56,387
ASSESSED VALUE		53,973
TOTAL EXEMPTION VALUE	HX HB	28,973
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH19164	CO ISSUED	0	06/01/2019
MH191694	MH MOVE-ON	0	03/01/2019
982309	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/0835	10/23/2003	QC	U	I	01	100
GRANTOR: BROWN CORNICE T						
GRANTEE: BROWN JAMES						
0842/0320	7/23/1998	WD	Q	V		20,500
GRANTOR: SHEFFIELD WILLIAM ETA						
GRANTEE: BROWN JAMES SR & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W70 S14 E70 N14$.

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
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2019	2019	3	90	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	1.21	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,750							

REVIEW DATE 01/02/2020 BY KW Total Acres: 1.21 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 08/02/2023 BY SYS