LOT 9
IN OR 2520/724
SPRING HILL #5 PB 6/85

FULLWOOD LARRY G & MELISSA A
85659 OWENS RD
FERNANDINA BEACH, FL 32034

2023

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

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	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
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
Quality	06	Quality Level 06

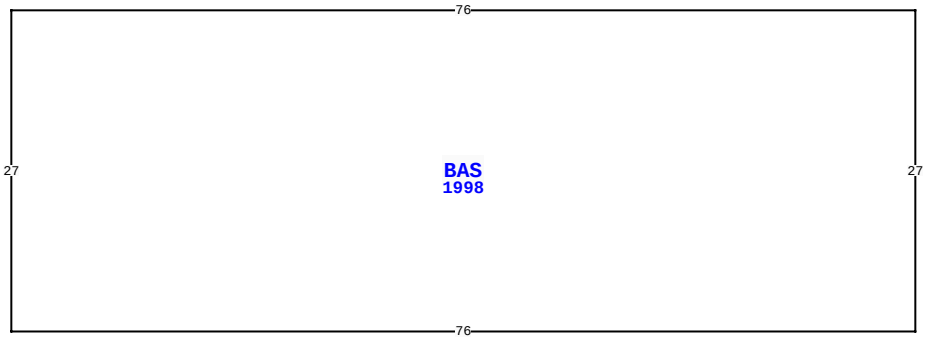
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	138,157
TOTALS	2,052		2,052	138,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	150.2800	105.20	215,870	1998	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 2052 HX Base Yr 2022



85659 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		138,157
TOTAL MARKET OB/XF VALUE		3,845
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		227,002
SOH/AGL Deduction		69,156
ASSESSED VALUE		157,846
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,846
TOTAL JUST VALUE		227,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982334	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0725	12/09/2021	WD	Q	I	01	186,000
GRANTOR: WILLIAMS MICHAEL D SR						
GRANTEE: FULLWOOD LARRY G &						
2132/0932	7/07/2017	WD	Q	I	01	132,900
GRANTOR: GALVAN LEOPOLDO B & P						
GRANTEE: WILLIAMS MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S27 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	12	29	348.00	SF	10.00	10.00	100	2005	2005	3	27	940	

LAND DESCRIPTION

TOTAL OB/XF 3,845

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	000200	C	MBL HM SUB	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/17/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS