

LOT 10
IN OR 2218/1255
R673384 & R673385

KAUL IAN TIEK & ANGELA M
85617 OWENS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	30	VINYL 100	0800	02	1,820	135.5200	94.86	172,645	1998	2008	0	0	0	36.00	64.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019													Heated Area: 1820									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100	27 68 27 37 2 8 2 23 BAS 1998																						
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															04										
NEIGHBORHOOD/LOC			4004.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,820	100	1,820	110,493																					
TOTALS			1,820	1,820	110,493																				
EXTRA FEATURES			85617 OWENS RD, FERNANDINA BEACH																						
L N	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	14	8	112.00	SF	10.00	10.00	100	2014	2014	3	70	784										
3	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2014	2014	3	70	252										
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	27	1,620										
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2005	2005	3	27	173										
6	0752	USP	0 0	20	8	160.00	SF	15.00	15.00	100	2010	2010	3	64	1,536										
TOTAL OB/XF 7,270																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/09/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																									

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