LOT 11 1996 CHAD DW
SPRING HILL #5 PB 6/85

THOMPSON CODY R
85591 OWENS RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550E-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | 05 | Quality Level 05 |

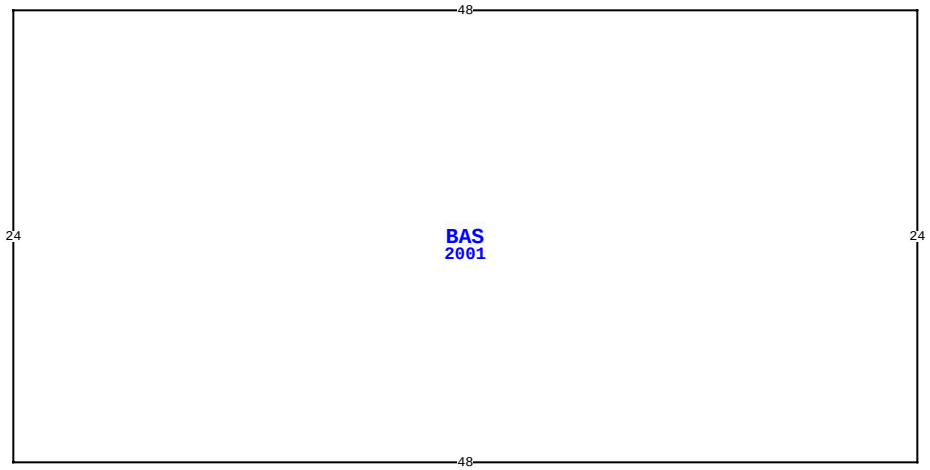
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 85,838 |
| TOTALS | 1,152 | | 1,152 | 85,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,152 | 147.8400 | 103.49 | 119,220 | 1996 | 2012 | 0 | 0 | 0 | 28.00 | 72.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 1152 HX Base Yr 2020




85591 OWENS RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 85,838 |
| TOTAL MARKET OB/XF VALUE | | 1,151 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 171,989 |
| SOH/AGL Deduction | | 58,741 |
| ASSESSED VALUE | | 113,248 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 63,248 |
| TOTAL JUST VALUE | | 171,989 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 114,844 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 982169 | MH MOVE-ON | 0 | 04/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2286/1338 | 6/19/2019 | SW | Q | I | 01 | 137,000 |
| GRANTOR: TIFTON NASSAU LLC | | | | | | |
| GRANTEE: THOMPSON CODY R | | | | | | |
| 1860/1907 | 6/03/2013 | QC | U | I | 11 | 100 |
| GRANTOR: DESALVO PROPERTIES LL | | | | | | |
| GRANTEE: TIFTON NASSAU LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24 $ .

## 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 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 22 | 317 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 20.10 | 20.10 | 100 | 2003 | 2003 | 3 | 22 | 354 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 50 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,151

| 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 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