

LOT 12 2001 FTWD DW
IN OR 879/1567
FPL ESMT IN OR 972/172

REYNAUD KEVIN & TERESA
85569 OWENS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0012-0000



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		4 100		
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	2,280	100	2,280	108,141
UOP	614	25	154	7,304
TOTALS	2,894		2,434	115,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,434	135.5200	94.86	230,889	2001	2001	0	0	50.00	50.00

1 M/H 94+ - 100% - 2002

Heated Area: 2280

HX Base Yr 2002

8

12

6

37

14

27

30

76

49

UOP
2016

BAS
2001

BLD DATE

LGL DATE

07/02/2022

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				144,416			
TOTAL MARKET OB/XF VALUE				17,727			
TOTAL LAND VALUE - MARKET				256,050			
TOTAL MARKET VALUE				418,193			
SOH/AGL Deduction				264,538			
ASSESSED VALUE				153,655			
TOTAL EXEMPTION VALUE			HX	HB	50,000		
BASE TAXABLE VALUE				103,655			
TOTAL JUST VALUE				418,193			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				296,042			

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	05	STEEL 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 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
BAS	1,200	100
FCP	480	25
FCP	600	25
TOTALS	2,280	1,470

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,470	58.6500	20.53	30,179	2018	2018	0	0	4.00	96.00
2 GARAGE RES - 100% - 2002											