LOT 18
IN OR 2249/1975
SPRING HILL #5 PB 6/85

CASPER MARK A & AMANDA BLAIR
85429 OWENS ROAD
FERNANIDNA BEACH, FL 32034

2023

45-2N-28-550E-0018-0000

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	03	Quality Level 03

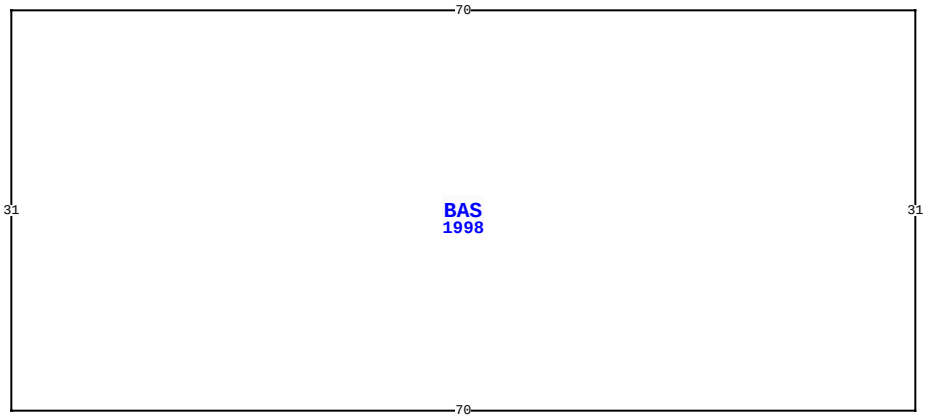
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	91,310
TOTALS	2,170		2,170	91,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,170	115.6000	80.92	175,596	1998	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 2170 HX Base Yr 2020



85429 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		116,650
TOTAL MARKET OB/XF VALUE		7,640
TOTAL LAND VALUE - MARKET		194,062
TOTAL MARKET VALUE		318,352
SOH/AGL Deduction		184,052
ASSESSED VALUE		134,300
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,300
TOTAL JUST VALUE		318,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104743	GARAGE	58,548	04/16/2021
E007514	CHNGE SRVC	800	11/01/2000
982459	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1975	1/04/2019	WD	Q	I	01	115,000
GRANTOR: MARTIN BRUCE F & CHER						
GRANTEE: CASPER MARK A & AMA						
0827/0542	3/24/1998	WD	Q	V		29,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: MARTIN BRUCE & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W70 S31 E70 N31$.

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	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1998	1998	3	77	400	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	50	320	
4	0810	CONCRETE A	0	100	52	12	624.00	SF	6.50	6.50	100	2020	2020	3	99	4,015	

LAND DESCRIPTION

TOTAL OB/XF 7,640

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	5.75	AC		1.00	1.00	0.45	75,000.00	33,750.00	194,062							

REVIEW DATE 02/14/2022 BY KW Total Acres: 5.75 Total Land Value: 194,062 Market: 0 Agricultural: 0 Common: 194,062 PRINTED 08/02/2023 BY SYS

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2023

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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

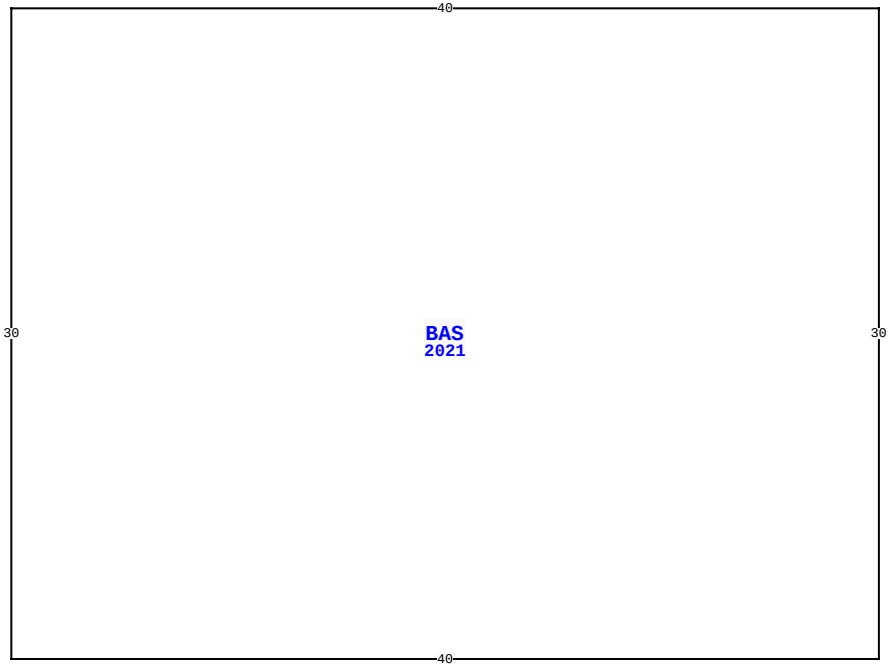
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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0827/0542	3/24/1998	WD	Q	V		29,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: MARTIN BRUCE & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2022 BY KW Total Acres: 5.75 Total Land Value: 194,062 Market: 0 Agricultural: 0 Common: 194,062 PRINTED 08/02/2023 BY SYS