LOT 19 2003 JACO DWMH
IN OR 1300/1119
SPRING HILL #5 PB 6/85

FILLION DONALD A
85413 OWENS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0019-0000

BUILDING CHARACTERISTICS

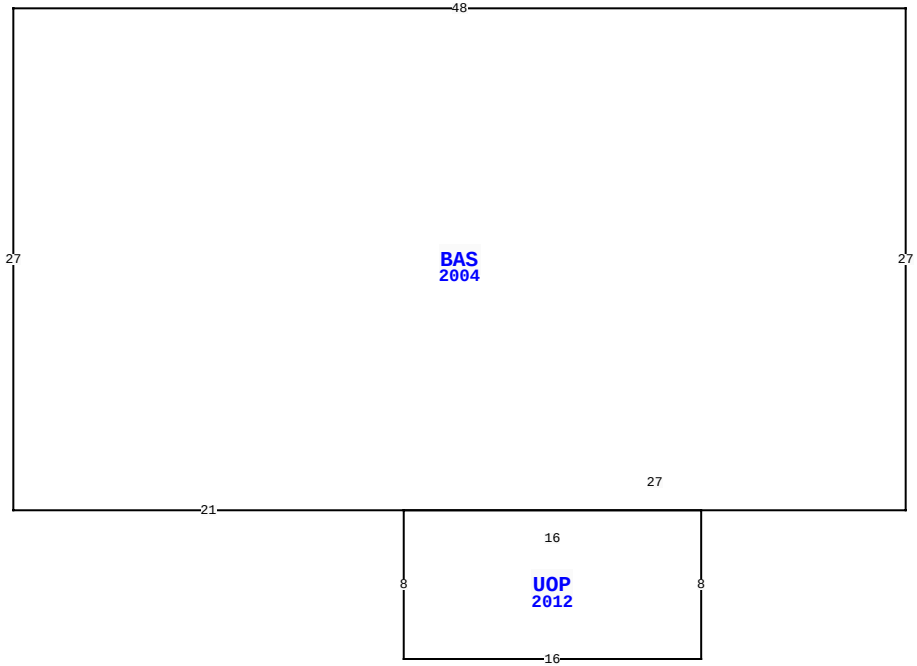
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	64,231
UOP	128	25	32	1,586
TOTALS	1,424		1,328	65,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	131.1200	91.78	121,884	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2008 Heated Area: 1296 HX Base Yr 2008



85413 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		65,817
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,817
SOH/AGL Deduction		90,341
ASSESSED VALUE		60,476
TOTAL EXEMPTION VALUE	HX HB	35,476
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24769	ADDITION	2,499	06/01/2011
992754	MH MOVE-ON	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1119	3/08/2005	QC	Q	I		107,400
GRANTOR: MOHANNA EVELYN &						
GRANTEE: FILLION DONALD A						
1216/1364	3/19/2004	WD	U	I	11	110,300
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: MOHANNA EVELYN & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E21UOP=[YR=2012] S8 E16 N8 W16 $ E27 N27$.

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
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 12/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS