LOT 28 & PT LOT 32
IN OR 1989/1399
SPRING HILL #5 PB 6/85

SHEA LAURA
85185 OWENS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

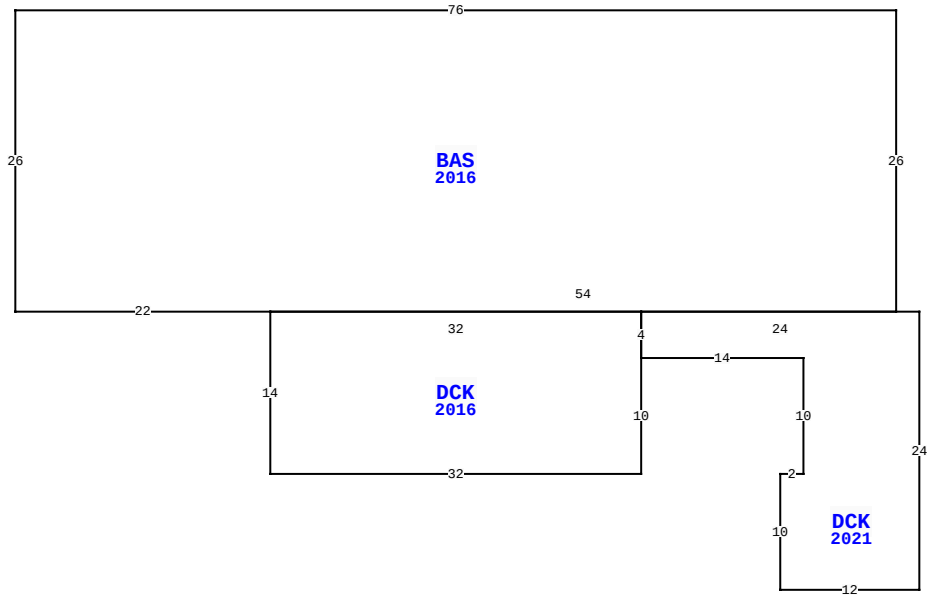
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,976	100	1,976	161,034
DCK	448	15	67	5,460
DCK	316	15	47	3,830
TOTALS	2,740		2,090	170,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,090	129.3600	90.55	189,250	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2019 Heated Area: 1976 HX Base Yr 2019



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

85185 OWENS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,325
TOTAL MARKET OB/XF VALUE		26,460
TOTAL LAND VALUE - MARKET		293,400
TOTAL MARKET VALUE		490,185
SOH/AGL Deduction		301,823
ASSESSED VALUE		188,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,362
TOTAL JUST VALUE		490,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155692	CO ISSUED	0	02/23/2016
MH155692	MH MOVE-ON	0	11/01/2015
002997	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1399	7/08/2015	WD	Q	I	01	50,000
GRANTOR: TRAVIS ALAN J & MARGI						
GRANTEE: SHEA LAURA						
0819/0987	1/12/1998	WD	U	V	09	78,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: TRAVIS ALAN & MARGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S26 E22 DCK=[YR=2016] S14 E32 N10 DCK=[YR=2021] E14 S10 W2 S10 E12 N24 W24 S4$ N4 W32$ E54 N26$.

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
3	0681	POLE SHED	0	100	40	50	2,000.00	SF	15.00	15.00	100	2016	2016	3	84	25,200	
4	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2016	2016	3	84	1,260	

LAND DESCRIPTION

TOTAL OB/XF 26,460

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	6.52	AC		1.00	1.00	0.60	75,000.00	45,000.00	293,400							

REVIEW DATE 02/08/2022 BY KWA Total Acres: 6.52 Total Land Value: 293,400 Market: 0 Agricultural: 0 Common: 293,400 PRINTED 08/02/2023 BY SYS