PT LOT 32
(EX OR 1989/1399)
SPRING HILL #5 PB 6/85

JONES LARRY C & LEAH
85087 OWENS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0032-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

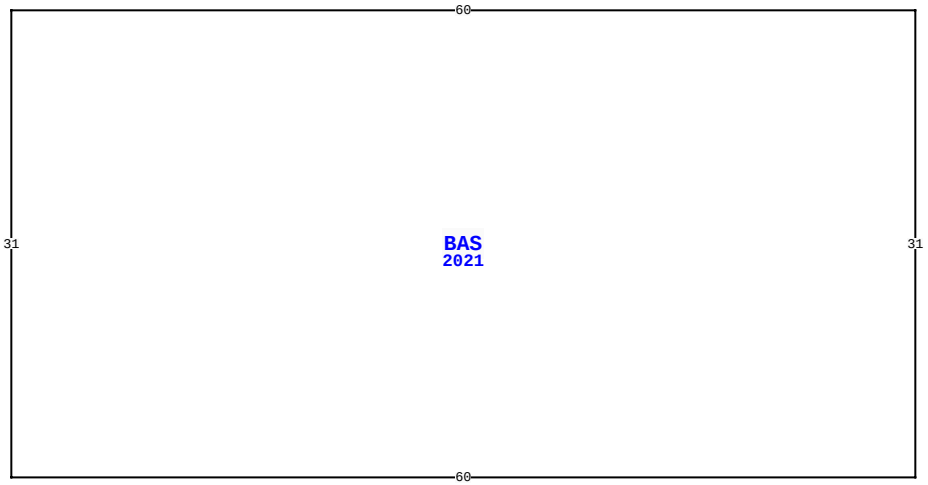
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	180,973
TOTALS	1,860		1,860	180,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	140.4000	98.28	182,801	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 1860 HX Base Yr



85087 OWENS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		216,900
TOTAL MARKET VALUE		397,873
SOH/AGL Deduction		62,533
ASSESSED VALUE		335,340
TOTAL EXEMPTION VALUE	13	335,340
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		397,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C13116	CO ISSUED 210000	0	01/26/2021
MH13116	MH MOVE-ON	0	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0090	12/11/2020	WD	Q	V	01	135,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: JONES LARRY C & LEA						
2329/0947	1/03/2020	WD	Q	V	01	100,000
GRANTOR: TRAVIS ALAN J & MARGI						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S31 E60 N31$.

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	4.82	AC		1.00	1.00	0.60	75,000.00	45,000.00	216,900							

REVIEW DATE 02/14/2022 BY KW Total Acres: 4.82 Total Land Value: 216,900 Market: 0 Agricultural: 0 Common: 216,900 PRINTED 08/02/2023 BY SYS