LOT 13
HOLLY POINT EAST PB 6/160

DUSI ROGER H III/WENDLAND AIMEE S
85700 OWENS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0013-0000

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

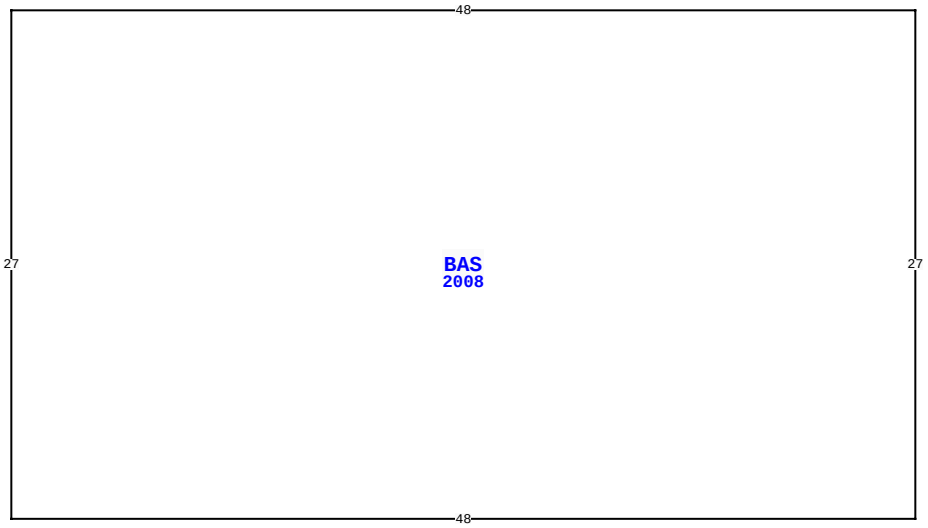
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	70,050
TOTALS	1,296		1,296	70,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	128.7000	96.52	125,090	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 2023 Heated Area: 1296 HX Base Yr



85700 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	155,050
SOH/AGL Deduction	0
ASSESSED VALUE	155,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,050
TOTAL JUST VALUE	155,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509839	H/AC	0	06/01/2005
P0509563	OTHER	0	06/01/2005
MH4615	NEW CONSTR	0	01/01/2005
P015229	OTHER	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0796	7/07/2022	WD	Q	I	01	124,000
GRANTOR: AMERICAN RECOVERY COR						
GRANTEE: DUSI ROGER H III &						
1965/0878	3/02/2015	QC	U	I	11	6,000
GRANTOR: MA & PA LAND ENTERPRI						
GRANTEE: AMERICAN RECOVERY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS