LOT 14
IN OR 1299/484
2002 FTWD DWMH

CRIDER CHRISTOPHER
85678 OWENS RD
FERNANDINA BEACH, FL 32034

**2024**

**45-2N-28-525F-0014-0000**

## 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 | 08 | SHT VINYL 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 |

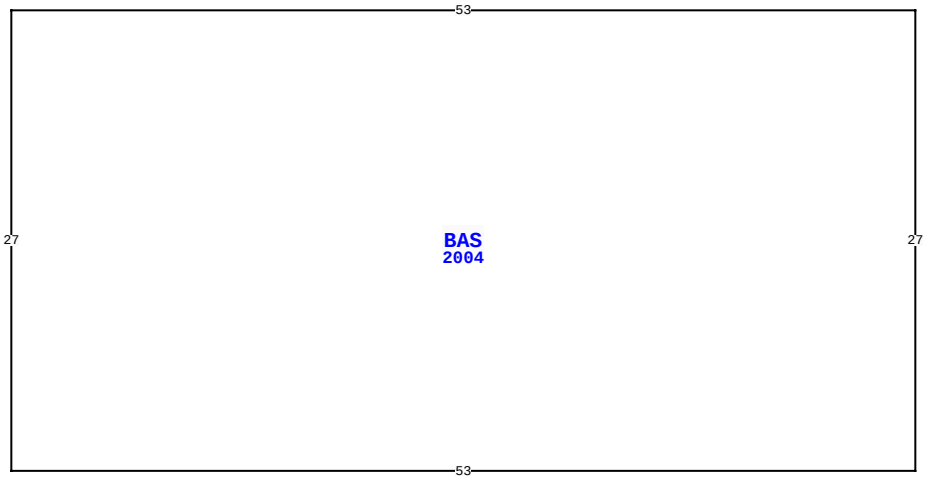
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,431 | 100 | 1,431 | 69,182 |
| TOTALS | 1,431 | | 1,431 | 69,182 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,431 | 128.9200 | 96.69 | 138,363 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1431 HX Base Yr




85678 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 | 69,182 |
| TOTAL MARKET OB/XF VALUE | 2,765 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 156,947 |
| SOH/AGL Deduction | 43,676 |
| ASSESSED VALUE | 113,271 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,271 |
| TOTAL JUST VALUE | 156,947 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2083/0040 | 11/10/2016 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CRIDER CHRISTOPHER | | | | | | |
| 1299/0484 | 3/02/2005 | WD | Q | I | | 115,000 |
| GRANTOR: TORRE WILLIAM & KIMBE | | | | | | |
| GRANTEE: CRIDER CHRISTOPHER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2004] W53 S27 E53 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 79 | 2,765 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,765

| 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 | | OR | 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 08/06/2024 BY SYS