

LOT 16
IN OR 2066/1356
HOLLY POINT EAST PB 6/160

MOELLER MARCUS & AMANDA
85640 OWENS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 90		
Roof Cover	13	STAND SEAM 10		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	ATR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	384,207
FGR	701	55	386	59,897
FOP	272	30	82	12,724
FOP	430	30	129	20,017
FST	70	55	38	5,896
FUS	482	100	482	74,794
STR	37	10	4	621
TOTALS	4,468		3,597	558,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,597	104.4900	156.74	563,794	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 2958											
HX Base Yr 2021											
BLD DATE	03/03/2023						NW	LGL DATE			
XF DATE								LAND DATE	05/30/2023		
INC DATE								AG DATE	MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			583,240			
TOTAL MARKET OB/XF VALUE			13,658			
TOTAL LAND VALUE - MARKET			407,250			
TOTAL MARKET VALUE			1,004,148			
SOH/AGL Deduction			457,975			
ASSESSED VALUE			546,173			
TOTAL EXEMPTION VALUE			HX HB		50,000	
BASE TAXABLE VALUE			496,173			
TOTAL JUST VALUE			1,004,148			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			786,692			

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2020	2020	3	99
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2020	2020	3	99
3	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50	100	2020	2020	3	99
4	0811	CONCRETE B	0	100	0	0	1,022.00	SF	5.20	100	2020	2020	3	99
TOTALS														
85640 OWENS RD, FERNANDINA BEACH														
TOTAL OB/XF 13,658														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.86	AC		1.00	1.00	0.50
TOTALS														
Total Acres: 10.86														
Total Land Value: 407,250														
Market: 0														
Agricultural: 0														
Common: 407,250														

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