LOT 20
2004 JACO DW/MH
HOLLY POINT EAST PB 6/160

GRIMM GARY RICHARD JR & DIANA WANDMACHER
85522 OWENS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0020-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

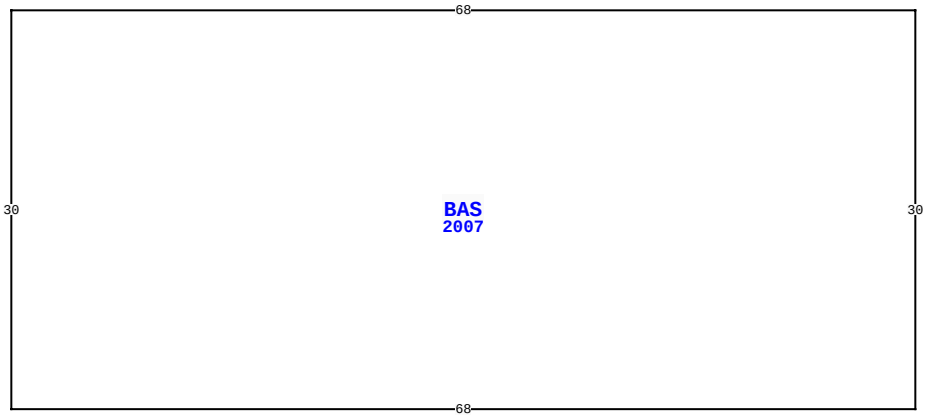
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	106,514
TOTALS	2,040		2,040	106,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	128.9200	96.69	197,248	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2016 Heated Area: 2040 HX Base Yr 2016



85522 OWENS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,514
TOTAL MARKET OB/XF VALUE		5,672
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		197,186
SOH/AGL Deduction		102,665
ASSESSED VALUE		94,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,521
TOTAL JUST VALUE		197,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4303	MH MOVE-ON	0	01/16/2004
B017953	FOUNDATION	2,050	02/01/2001
MH03343	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0782	4/11/2022	QC	U	I	11	100
GRANTOR: GRIMM GARY R JR						
GRANTEE: GRIMM GARY RICHARD						
2195/1189	5/02/2018	QC	U	I	11	100
GRANTOR: GRIMM GARY R JR						
GRANTEE: GRIMM GARY R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S30 E68 N30 $.

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	1242	WD DECK A	0	100	36	20	720.00	SF	10.00	10.00	100	2006	2006	3	27	1,944	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2010	2010	3	45	648	

LAND DESCRIPTION

TOTAL OB/XF 5,672

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	100	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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS