

LOT 27 IN OR 919/1939
MH/ID FAFLR34A20109SH &60
GAFLR34B20109SH

DUKE SHAWN P & ELIZABETH R
85376 OWENS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525F-0027-0000



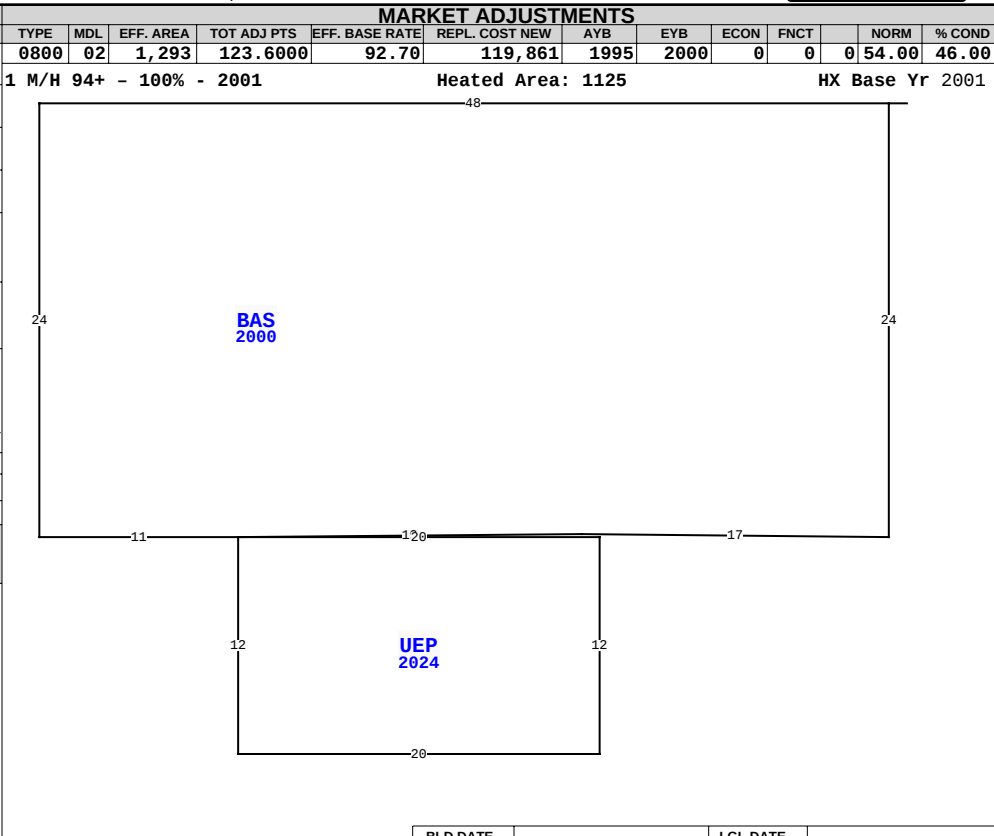
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	1,125	100	1,125	47,972
UEP	240	70	168	7,164
TOTALS	1,365		1,293	55,136

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	30.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	



85376 OWENS RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/26/2023 MLU											

TOTAL OB/XF											
5,940											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
68,154											
TOTAL MARKET OB/XF VALUE											
5,940											
TOTAL LAND VALUE - MARKET											
85,000											
TOTAL MARKET VALUE											
159,094											
SOH/AGL Deduction											
86,671											
ASSESSED VALUE											
72,423											
TOTAL EXEMPTION VALUE											
HX HB 47,423											
BASE TAXABLE VALUE											
25,000											
TOTAL JUST VALUE											
159,094											
NCON VALUE											
5,735											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
137,566											

RP: 12015145 + 12015146			
2/2022KW: MISC STRG = NV			
1995 FLEE MH/ID GAFLR34(A/B)20109SH			

DUKE SHAWN P & ELIZABETH R
85376 OWENS ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-525F-0027-0000

[illegible]