

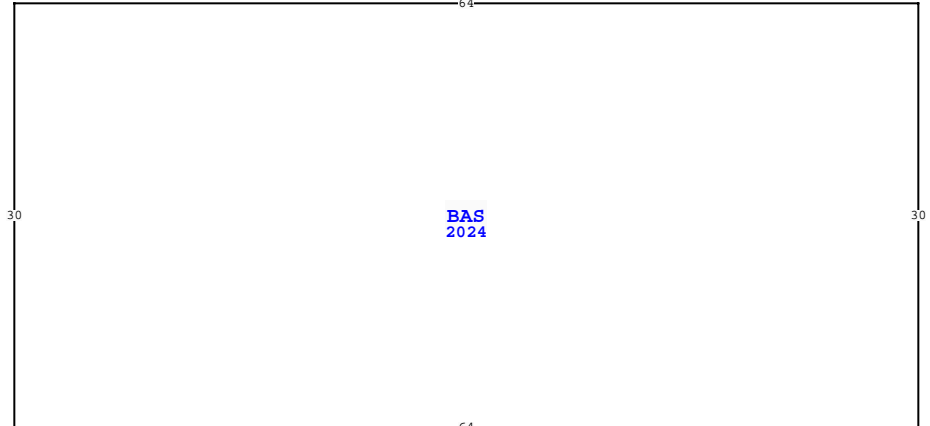
LOT 11  
CASE #12-CP-228 OR 1826/1140 &  
OR 1826/1150 & OR 1838/1884 &

HULSE MARY S  
85847 OWENS RD  
FERNANDINA BEACH, FL 32034

**2024**

45-2N-28-550D-0011-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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
BAS	1,920	100	1,920
			SUBAREA MARKET VALUE
			159,097
TOTALS	1,920		1,920
			159,097

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	M/H	94+	- 100%	- 2024								
Heated Area: 1920					HX Base Yr 2014							
												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			159,097
TOTAL MARKET OB/XF VALUE			10,348
TOTAL LAND VALUE - MARKET			76,500
TOTAL MARKET VALUE			245,945
SOH/AGL Deduction			38,951
ASSESSED VALUE			206,994
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,994
TOTAL JUST VALUE			245,945
NCON VALUE			159,097
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005326			04/25/2023
22016437	MH MOVE-ON	0	11/02/2022
B1707784	GARAGE	26,449	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/0834	2/11/2013	QC	U	I	11	100
GRANTOR: HULSE JAMES C ETAL						
GRANTEE: HULSE MARY S						
1838/1884	2/05/2013	QC	U	I	11	100
GRANTOR: HULSE JAMES C PETITIO						
GRANTEE: HULSE JAMES C ETAL						

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
1	0510	GARAGE WD-	0	100	20	20			35.00	100	2000	2000
4	2700	QUONSET LW	0	100	24	24			12.00	100	2018	2018

TOTAL OB/XF												
10,348												
85847 OWENS RD, FERNANDINA BEACH												
BLD DATE		LGL DATE		05/30/2023		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=110,10] W64 S30 E64 N30 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500								