

LOT 18
IN OR 2249/1975
SPRING HILL #5 PB 6/85

CASPER MARK A & AMANDA BLAIR
85429 OWENS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550E-0018-0000

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	13	LVT/LAMMT 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	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	2,170	100	2,170
			SUBAREA MARKET VALUE
			94,070
TOTALS	2,170		2,170
			94,070

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2020							
Heated Area: 2170						HX Base Yr 2020					
85429 OWENS RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			119,154
TOTAL MARKET OB/XF VALUE			7,528
TOTAL LAND VALUE - MARKET			194,062
TOTAL MARKET VALUE			320,744
SOH/AGL Deduction			182,415
ASSESSED VALUE			138,329
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			88,329
TOTAL JUST VALUE			320,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104743	GARAGE	58,548	04/16/2021
E007514	CHNGE SRVC	800	11/01/2000
982459	MH MOVE-ON	0	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/1975	1/04/2019	WD Q	Q	I	01	115,000
GRANTOR: MARTIN BRUCE F & CHER						
GRANTEE: CASPER MARK A & AMA						
0827/0542	3/24/1998	WD Q	Q	V		29,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: MARTIN BRUCE & CHER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1998
2	0810	CONCRETE A	0	100	8	10		80.00	SF 6.50	100	1998
3	1242	WD DECK A	0	100	8	8		64.00	SF 10.00	100	2010
4	0810	CONCRETE A	0	100	52	12		624.00	SF 6.50	100	2020

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/30/2023	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W70 S31 E70 N31\$.											

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	5.75	AC		1.00	1.00	0.45	75,000.00	33,750.00	194,062							

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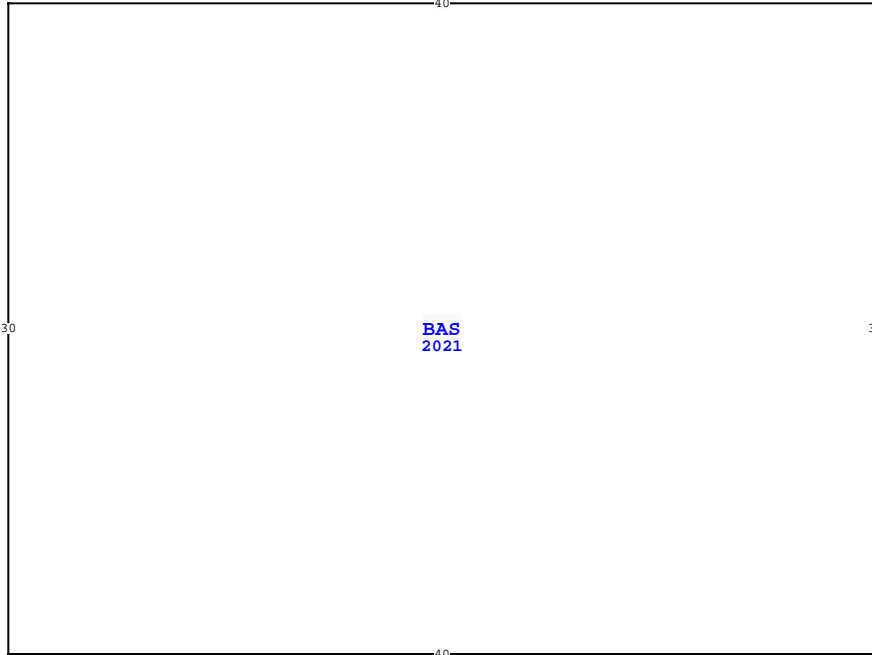
2024

45-2N-28-550E-0018-0000

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	1,200	100	1,200	25,084
TOTALS	1,200		1,200	25,084

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	GARAGE RES	- 100%	- 2020	21.33	25,596	2021	2021	0	0	2.00	98.00

Heated Area: 1200 HX Base Yr 2020



NASSAU COUNTY PROPERTY PAGE 2 of 2 4					
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NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	318,352				
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
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GRANTOR: MARTIN BRUCE F & CHER					
GRANTEE: CASPER MARK A & AMA					
0827/0542	3/24/1998	WD Q	Q V		29,500
GRANTOR: SHEFFIELD WILLIAM F E					
GRANTEE: MARTIN BRUCE & CHER					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W40 S30 E40 N30\$.					

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF 0																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LAND DESCRIPTION		TOTAL OB/XF 0																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV