

LOT 28 & PT LOT 32
IN OR 1989/1399
SPRING HILL #5 PB 6/85

SHEA LAURA
85185 OWENS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550E-0028-0000



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	13	LVT/LAMNT 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	1,976	100	1,976	162,955
DCK	448	15	67	5,525
DCK	316	15	47	3,876

TOTALS	2,740		2,090	172,356
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	40	50	2,000.00	SF	15.00	15.00
2	0681	POLE SHED	0 100	10	10	100.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	6.52

REVIEW DATE	02/08/2022	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,090	129.3600	97.02	202,772	2016	2016	0	0	15.00	85.00
1 M/H 94+ - 100% - 2019 Heated Area: 1976 HX Base Yr 2019											

85185 OWENS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	40	50	2,000.00	SF	15.00	15.00	100	2016	2016	3	81	24,300	
2	0681	POLE SHED	0 100	10	10	100.00	SF	15.00	15.00	100	2016	2016	3	81	1,215	

TOTAL OB/XF										25,515									
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
1	000102	C	SFR/MH	100		OR	0.00	0.00	6.52	AC		1.00	1.00	0.60	75,000.00	45,000.00	293,400		

Total Acres: 6.52	Total Land Value: 293,400	Market: 0	Agricultural: 0	Common: 293,400
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				172,356	
TOTAL MARKET OB/XF VALUE				25,515	
TOTAL LAND VALUE - MARKET				293,400	
TOTAL MARKET VALUE				491,271	
SOH/AGL Deduction				297,258	
ASSESSED VALUE				194,013	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				144,013	
TOTAL JUST VALUE				491,271	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				490,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155692	CO ISSUED	0	02/23/2016
MH155692	MH MOVE-ON	0	11/01/2015
002997	MH MOVE-ON	0	02/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1989/1399	7/08/2015	WD	Q	I	01	50,000	
GRANTOR: TRAVIS ALAN J & MARGI							
GRANTEE: SHEA LAURA							
0819/0987	1/12/1998	WD	U	V	09	78,900	
GRANTOR: SHEFFIELD WILLIAM F E							
GRANTEE: TRAVIS ALAN & MARGI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W76 S26 E22 DCK=[YR=2016] S14 E32 N10 DCK=[YR=2021] E14 S10 W2 S10 E12 N24 W24 S4\$ N4 W32\$ E54 N26\$.									