

LOT 30
IN OR 1238/1743
1981 FLESTA SW/MH

SOWELL STEVEN D TRUST/NOLAN C SOWELL TRUSTEE
85137 OWENS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550E-0030-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	684	100	684
UEP	275	70	192
UOP	25	25	6
TOTALS	984		882
			58,678

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	882	118.8000	83.16	73,347	1981	2015	0	0	0	20.00	80.00													
1 M/H 93- - 100% - 2005																									
Heated Area: 684																									
HX Base Yr 2005																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/26/2023</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/26/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/26/2023																						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			58,678
TOTAL MARKET OB/XF VALUE			7,498
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			151,176
SOH/AGL Deduction			65,718
ASSESSED VALUE			85,458
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			35,458
TOTAL JUST VALUE			151,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013607	MH MOVE-ON	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/1743	6/18/2004	QC	U	I	01	100
GRANTOR: SOWELL NOLAN C						
GRANTEE: SOWELL NOLAN C TRUT						
1221/1298	4/12/2004	WD	Q	I		62,500
GRANTOR: CROFT JAMES K						
GRANTEE: SOWELL NOLAN C						

BUILDING NOTES													
85137 OWENS RD, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=2003] W12 UEP=[YR=2016] N11 W25 S11 E25\$ W45 S12 E39 UOP=[YR=2003] S5 E5 N5 W5 \$ E18 N12 \$.													

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0 100	16	30	480.00	SF	26.25	26.25	100	2001	2001	3	29	3,654	
2	0940	SHEDS/PORT	0 100	16	30	480.00	SF	22.50	22.50	100	2001	2001	3	20	2,160	
3	0350	CARPORT WD	0 100	12	30	360.00	SF	9.36	9.36	100	2001	2001	3	20	674	
4	0350	CARPORT WD	0 100	12	30	360.00	SF	9.36	9.36	100	2001	2001	3	20	674	
5	0940	SHEDS/PORT	0 100	7	8	56.00	SF	30.00	30.00	100	2001	2001	3	20	336	
TOTALS														7,498		

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							