BLOCK 3 LOT 1
IN OR 1348/823
HOLLY POINT NORTH 2 PB 4/80

EASTERLING CHRISTINE M/EASTERLING CHRISTOPHER W
PO BOX 1926
YULEE, FL 32041-1926

2025

36-2N-27-525P-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

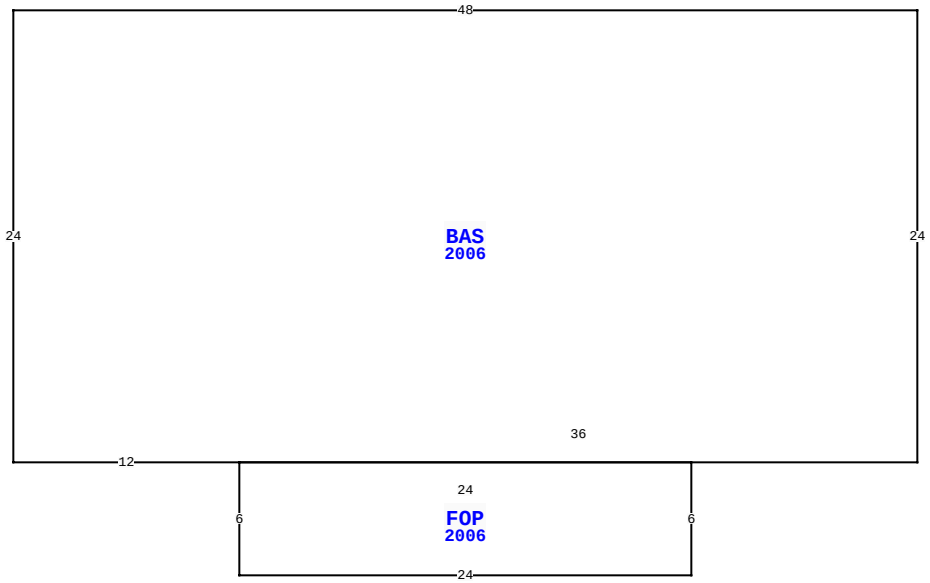
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2006	1,152	127,375
FOP	144	30	2006	43	4,754
TOTALS	1,296			1,195	132,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	120.8400	120.84	144,404	2006	2006	0	0	0	8.50	91.50

2 SINGLE FAM – 100% - 2007 Heated Area: 1152 HX Base Yr 2007



85034 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,130
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		235,116
SOH/AGL Deduction		125,889
ASSESSED VALUE		109,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,505
TOTAL JUST VALUE		235,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17029	ELEC OTHER	2,000	03/01/2006
M11298	MECH OTHER	0	03/01/2006
C17136	CO ISSUED	92,000	02/01/2006
P10771	OTHER	0	02/01/2006
R08925	REPAIR/RRF	1,500	02/01/2006
B17136	NEW CONSTR	92,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0823	9/08/2005	QC	Q	I	01	100
GRANTOR: SOLLER KEITH J & MARY						
GRANTEE: EASTERLING CHRISTIN						
0639/1014	10/28/1991	WD	U	V	10	6,500
GRANTOR: LEE MARJORIE P/R						
GRANTEE: SOLLER KEITH & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S24 E12 FOP=[YR=2006] S6 E24 N6 W24 $ E36 N24 $.

EXTRA FEATURES

LN	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	1243	WD DECK F	0	100	20	16	320.00	SF	4.00	4.00	100	2014	2014	3	60	768	
2	0811	CONCRETE B	0	100	16	31	496.00	SF	5.20	5.20	100	2006	2006	3	86	2,218	

LAND DESCRIPTION

TOTAL OB/XF 2,986

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 09/10/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS