LOT 9
IN OR 908/534
R788145 & R788146

MUSIC SEAN W & CATHERINE T
85792 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0009-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 20
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
Quality	04	Quality Level 04

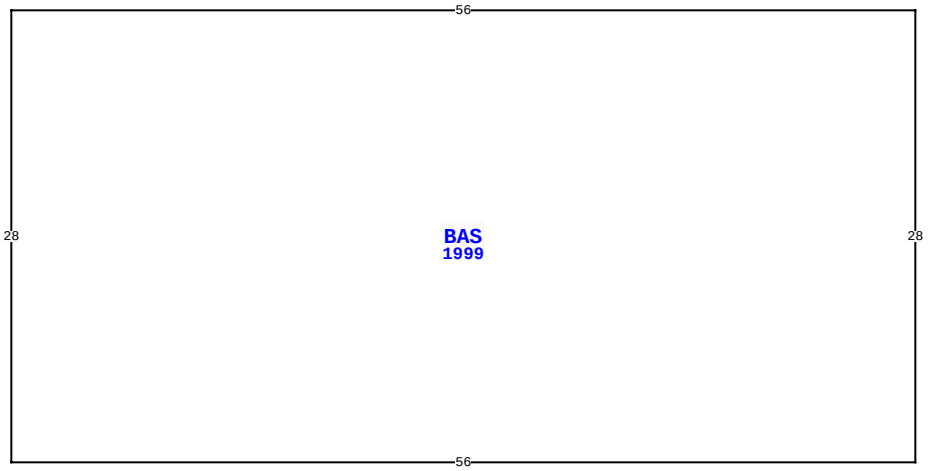
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1999	1,568	68,728
TOTALS	1,568			1,568	68,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.9200	109.58	171,821	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2000 Heated Area: 1568 HX Base Yr 2000



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,728
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		171,948
SOH/AGL Deduction		100,900
ASSESSED VALUE		71,048
TOTAL EXEMPTION VALUE	HX HB	46,048
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		171,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25336	REMODEL	1,440	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0908/0534	11/17/1999	WD	U	I	13	29,900
GRANTOR: DOUGLAS KAREN D						
GRANTEE: MUSIC SEAN & CATHER						
0904/0140	10/19/1999	WD	Q	V		20,500
GRANTOR: SHEFFIELD WILLIAM &						
GRANTEE: DOUGLAS KAREN D						

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

85792 OWENS RD, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	1999	1999	3	20	420	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S28 E56 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,220

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS