LOT 11 1992 SKYL DW/MH
IN OR 1157/917
ESMT OR 1187/604

BROWN DEBBIE L
85736 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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
Quality	05	Quality Level 05

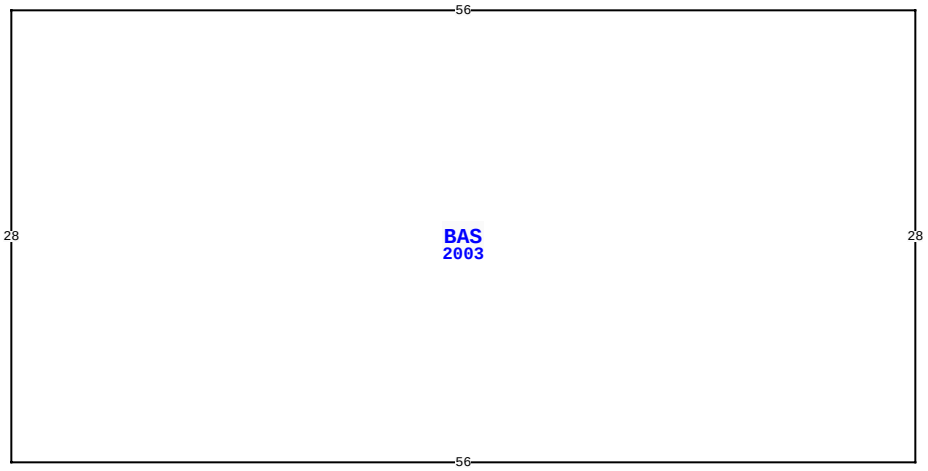
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2003	1,568	52,022
TOTALS	1,568			1,568	52,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	138.2400	110.59	173,405	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1568 HX Base Yr 2004



85736 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		52,022
TOTAL MARKET OB/XF VALUE		4,032
TOTAL LAND VALUE - MARKET		490,000
TOTAL MARKET VALUE		546,054
SOH/AGL Deduction		424,216
ASSESSED VALUE		121,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,116
TOTAL JUST VALUE		546,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1157/0917	7/29/2003	WD	Q	V		75,000
GRANTOR: COATES JOSEPH A & TER						
GRANTEE: BROWN DEBBIE L						
1025/1515	12/19/2001	WD	Q	V		48,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: COATES TERRIE A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S28 E56 N28$.

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	0751	UOP	0	100	20	12	240.00	SF	10.00	10.00	100	2016	2016	3	78	1,872	
2	0351	CARPORT MT	0	100	36	12	432.00	SF	10.00	10.00	100	2012	2012	3	50	2,160	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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	9.80	AC		1.00	1.00	0.50	100,000.00	50,000.00	490,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.80 Total Land Value: 490,000 Market: 0 Agricultural: 0 Common: 490,000 PRINTED 07/30/2025 BY SYS