LOT 14
IN OR 1299/484
2002 FTWD DWMH

CRIDER CHRISTOPHER
85678 OWENS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0014-0000

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

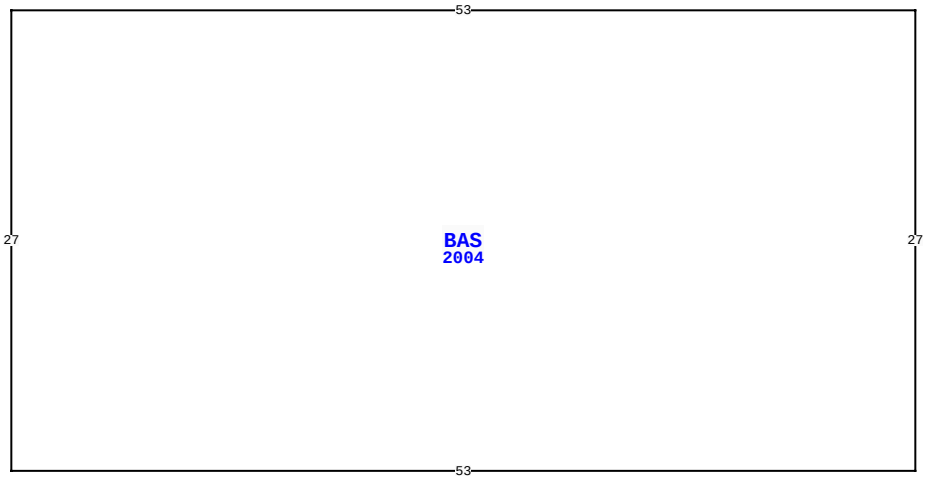
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2004	1,431	75,268
TOTALS	1,431			1,431	75,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,431	128.9200	109.58	156,809	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1431 HX Base Yr



85678 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	75,268
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	177,963
SOH/AGL Deduction	53,365
ASSESSED VALUE	124,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,598
TOTAL JUST VALUE	177,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2083/0040	11/10/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CRIDER CHRISTOPHER						
1299/0484	3/02/2005	WD	Q	I		115,000
GRANTOR: TORRE WILLIAM & KIMBE						
GRANTEE: CRIDER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W53 S27 E53 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0		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