LOT 15
IN OR 2488/372
FLHMLCF157523202A &

GLASS WILLIAM A
85650 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

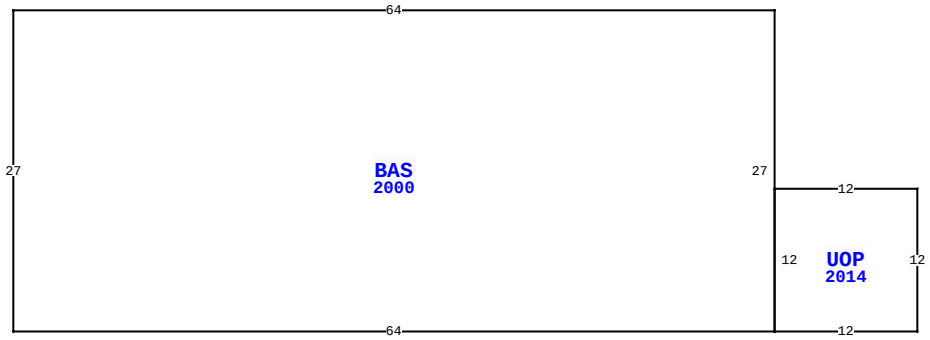
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2000	1,728	123,050
UOP	144	25	2014	36	2,564
TOTALS	1,872			1,764	125,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	123.2000	104.72	184,726	2000	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



85650 OWENS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,614
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		225,614
SOH/AGL Deduction		20,744
ASSESSED VALUE		204,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,148
TOTAL JUST VALUE		225,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003042	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0372	8/17/2021	WD	Q	I	02	169,000
GRANTOR: JOHNSON MICHAEL P SR						
GRANTEE: GLASS WILLIAM A						
0923/1925	3/14/2000	WD	U	I	13	30,500
GRANTOR: DOUGLAS KAREN D						
GRANTEE: JOHNSON MICHAEL P S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S27 E64 UOP=[YR=2014] E12 N12 W12 S12$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS