

LOT 16
IN OR 2066/1356
HOLLY POINT EAST PB 6/160

MOELLER MARCUS & AMANDA
85640 OWENS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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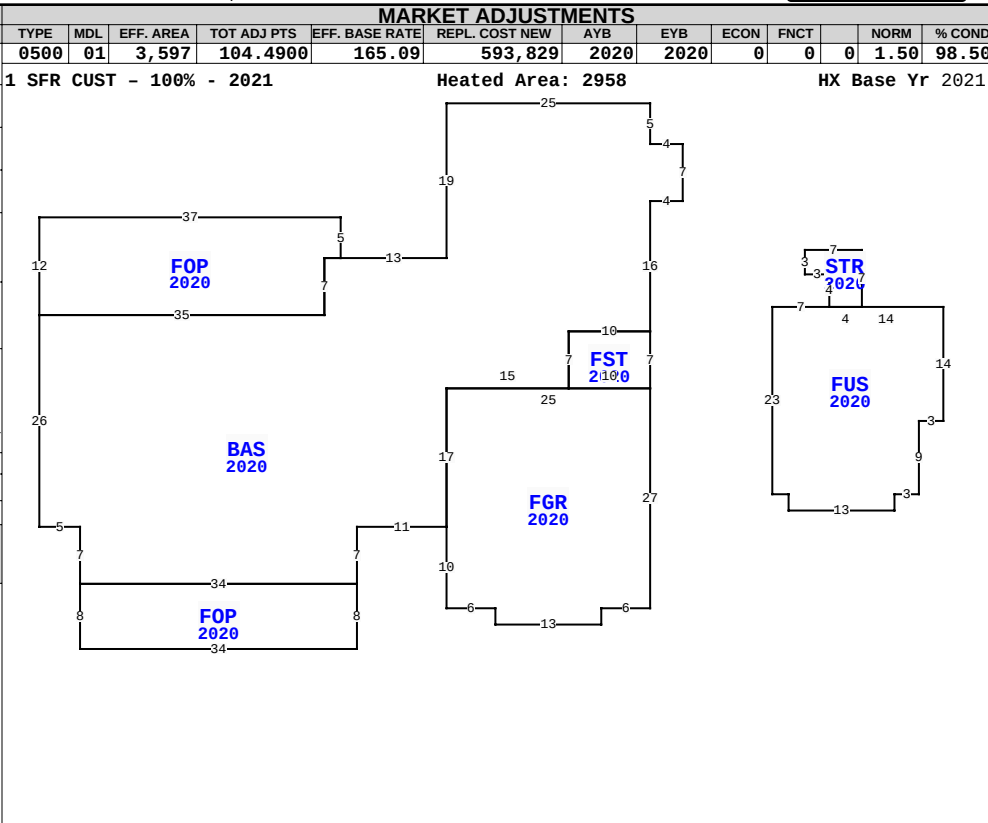
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2020	2,476	402,632
FGR	701	55	2020	386	62,769
FOP	272	30	2020	82	13,334
FOP	430	30	2020	129	20,978
FST	70	55	2020	38	6,179
FUS	482	100	2020	482	78,379
STR	37	10	2020	4	650

TOTALS	4,468			3,597	584,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50
4	0811	CONCRETE B	0	100	0	0	1,022.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	10.86

REVIEW DATE	02/14/2022	BY	KW
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2020	2020	3	99	3,465	
100	2020	2020	3	99	3,465	
100	2020	2020	3	98	1,452	
100	2020	2020	3	98	5,208	

TOTAL OB/XF									
13,590									

Total Acres:	10.86	Total Land Value:	543,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		611,170	
TOTAL MARKET OB/XF VALUE		13,590	
TOTAL LAND VALUE - MARKET		543,000	
TOTAL MARKET VALUE		1,167,760	
SOH/AGL Deduction		605,748	
ASSESSED VALUE		562,012	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		511,290	
TOTAL JUST VALUE		1,167,760	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,004,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108938	GARAGE	61,536	07/08/2021
C1811613	CO ISSUED	0	04/29/2020
B1811613	NEW CONSTR	412,243	11/26/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2066/1356	8/19/2016	WD	Q	V	01
140,000					
GRANTOR: MCHUGH SHEREE &					
GRANTEE: MOELLER MARCUS & AM					
1611/1817	3/11/2009	QC	U	V	11
100					
GRANTOR: MCHUGH SHEREE & KELLY					
GRANTEE: MCHUGH SHEREE & JOS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W25 S19 W13 FOP=[YR=2020] N5 W37 S12 E35 N7 E2\$ W2 S7 W35 S26 E5 S7 FOP=[YR=2020] S8 E34 N8 W34\$ E34 N7 E11 FGR=[YR=2020] S10 E6 S2 E13 N2 E6 N27 FST=[YR=2020] N7 W10 S7 E10\$ W25 S17\$ N17 E15 N7 E10 N16 E4 N7 W4 N5\$ PTR= E15 S25 FUS=[YR=2020] E7 STR=[YR=2020] N4 W3 N3 E7 S7 W4\$ E14 S14 W3 S9 W3 S2 W13 N2 W2 N23\$ N25 W15\$.									

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,200	100
	2021	1,200
		26,248
TOTALS	1,200	1,200 26,248

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2021	2021	0	0	0	3.00	97.00
2 GARAGE RES - 100% - 2021												
Heated Area: 1200												
HX Base Yr 2021												
30 40 40 30 BAS 2021												
BLD DATE						03/03/2023		NW		LGL DATE		