LOT 17
IN OR 1686/1894
1999 FTWD DW/MH

BUSHY RENA LYNN
85626 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	04	Quality Level 04

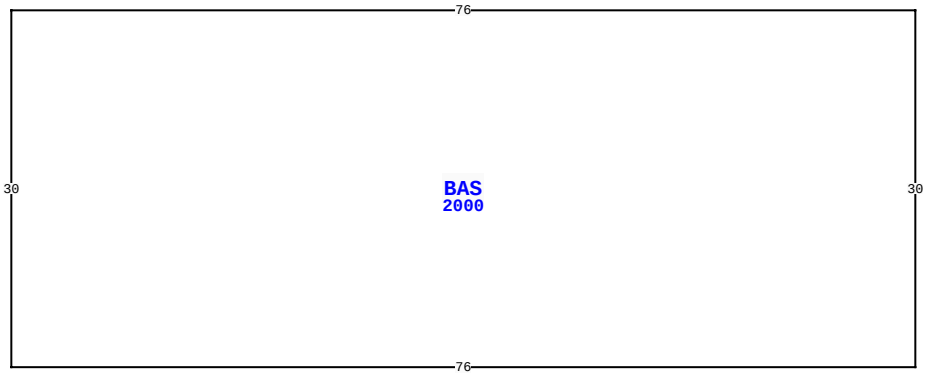
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2000	2,280	131,317
TOTALS	2,280			2,280	131,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	135.5200	115.19	262,633	1999	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



85626 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	131,316
TOTAL MARKET OB/XF VALUE	2,963
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	234,279
SOH/AGL Deduction	62,291
ASSESSED VALUE	171,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,988
TOTAL JUST VALUE	234,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003043	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1686/1894	6/30/2010	WD	U	I	11	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BUSHY RENA LYNN						
1597/0950	12/15/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S30 E76 N30 $.

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	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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