LOT 18 IN OR 2019/869
2000 PION DW/MH
HOLLY POINT EAST PB 6/160

REYNAUD PATRICK
10007 WAYWARD WIND LN
HOUSTON, TX 77064

2025

45-2N-28-525F-0018-0000

BUILDING CHARACTERISTICS

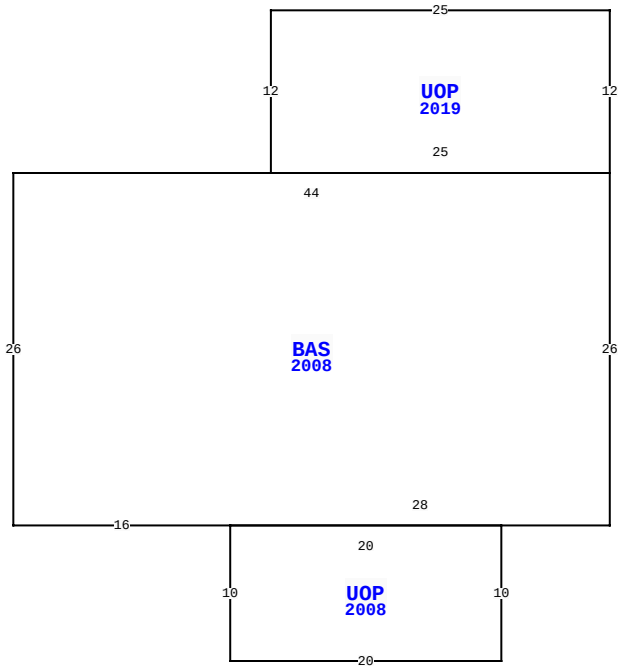
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,144	100	2008	1,144	52,370
UOP	200	25	2008	50	2,289
UOP	300	25	2019	75	3,433
TOTALS	1,644			1,269	58,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,269	122.4000	104.04	132,027	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



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

85610 OWENS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,092
TOTAL MARKET OB/XF VALUE	543
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	158,635
SOH/AGL Deduction	46,783
ASSESSED VALUE	111,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,852
TOTAL JUST VALUE	158,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003070	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0869	11/20/2015	SW	U	I	12	16,000
GRANTOR: PARK PLACE SECURITIES						
GRANTEE: REYNAUD PATRICK						
1981/0822	5/07/2015	QC	U	I	11	100
GRANTOR: PARK PLACE SECURITIES						
GRANTEE: PARK PLACE SECURITI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] N12 W25 S12 E25$ BAS=[YR=2008] W44 S26 E16
UOP=[YR=2008] S10 E20 N10 W20 $ E28 N26 $.

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	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50	6.50	100	2016	2016	3	95	543	

LAND DESCRIPTION

TOTAL OB/XF 543

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/22/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS