LOT 21
HOLLY POINT EAST PB 6/160

PARK ROBERT M/HARMON RACHEL
P O BOX 1186
FERNANDINA BEACH, FL 32035

2025

45-2N-28-525F-0021-0000

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	03	Quality Level 03

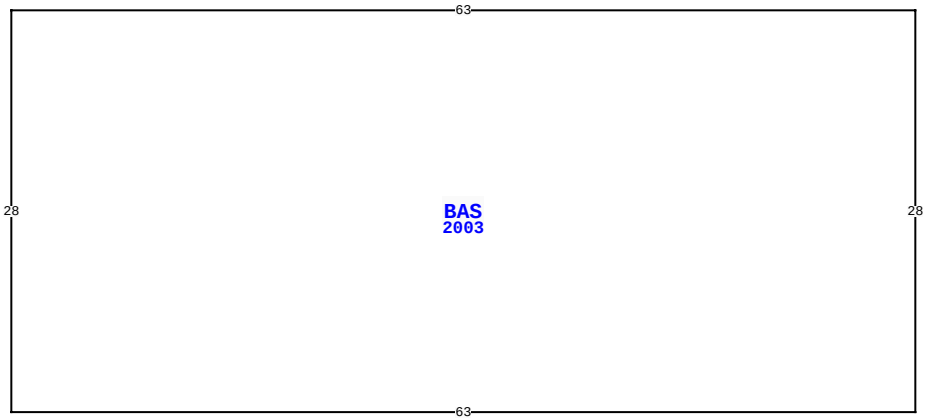
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	2003	1,764	63,263
TOTALS	1,764			1,764	63,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,764	117.2000	99.62	175,730	2001	2001	0	0	10	54.00	36.00

1 M/H 94+ – 100% - 2020 Heated Area: 1764 HX Base Yr 2020



85504 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		63,263
TOTAL MARKET OB/XF VALUE		224
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		163,487
SOH/AGL Deduction		75,155
ASSESSED VALUE		88,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,610
TOTAL JUST VALUE		163,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014320		18,486	11/07/2023
MH03340	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0176	4/08/2019	WD	Q	I	01	88,000
GRANTOR: MANTHE JUSTIN						
GRANTEE: PARK ROBERT M & RAC						
1186/1105	11/05/2003	WD	U	I	11	86,000
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: MANTHE JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W63 S28 E63 N28$.

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	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	2010	2010	3	40	224	

LAND DESCRIPTION

TOTAL OB/XF 224

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 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS