LOT 22 2005 GENM DWMH
IN OR 1328/510
HOLLY POINT EAST PB 6/160

HADDOCK RAYMOND JR
506 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0022-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

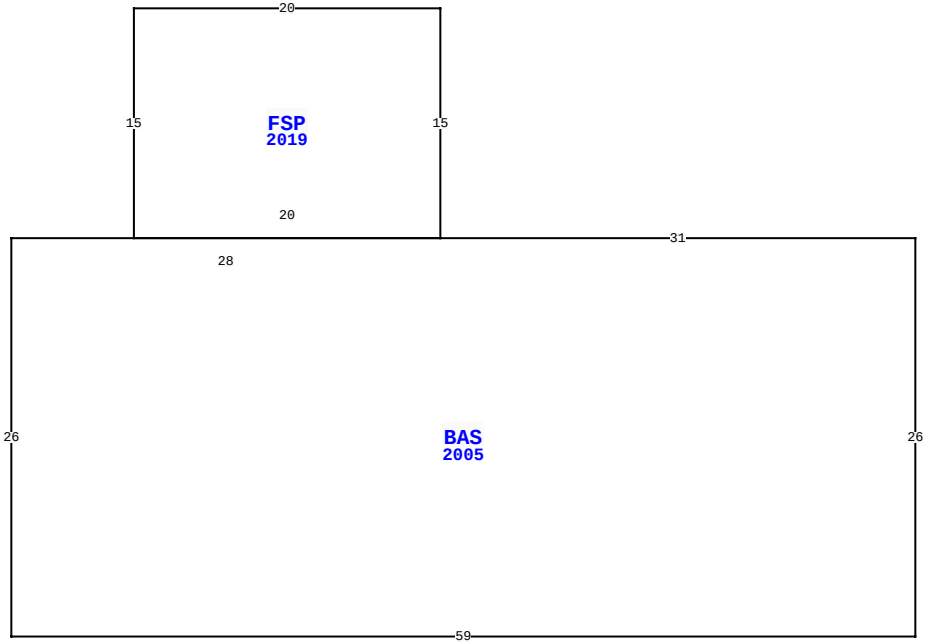
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	2005	1,534	90,465
FSP	300	60	2019	180	10,615
TOTALS	1,834			1,714	101,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	128.4800	109.21	187,186	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1534 HX Base Yr



85480 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	101,080
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	204,160
SOH/AGL Deduction	48,785
ASSESSED VALUE	155,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,375
TOTAL JUST VALUE	204,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014495		18,486	11/09/2023
P0509403	OTHER	0	05/01/2005
E14880	ELEC OTHER	0	04/01/2005
M09661	MECH OTHER	0	04/01/2005
MH4589	MH MOVE-ON	0	01/01/2005
MH3225	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0510	6/24/2005	WD	Q	I		45,000
GRANTOR: CLEMENS SEAN A & JONI						
GRANTEE: HADDOCK RAYMOND JR						
0942/0442	7/25/2000	WD	U	I	13	32,500
GRANTOR: DOUGLAS KAREN D						
GRANTEE: CLEMENS SEAN A & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31 FSP=[YR=2019] N15 W20 S15 E20$ W28 S26 E59 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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 10/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS