PT LOTS 25 & 26 IN OR 2034/385
HOLLY POINT EAST PBK 6/160
{2000 REDMAN DW/MH}

DUNCAN GREGORY SCOTT
85406 OWENS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

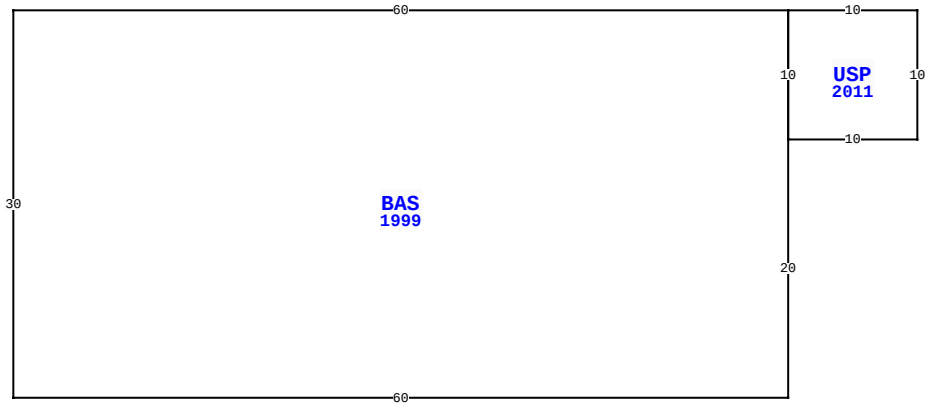
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,800	100	1999	1,800	74,927
USP	100	50	2011	50	2,082
TOTALS	1,900			1,850	77,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,850	116.6000	99.11	183,354	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



85406 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	77,009
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	185,709
SOH/AGL Deduction	46,398
ASSESSED VALUE	139,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,311
TOTAL JUST VALUE	185,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,147

DW/MH ID # FLA14614919(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH02963	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/0385	3/09/2016	WD	Q	I	01	85,000
GRANTOR: GIBBS CARA LEE						
GRANTEE: DUNCAN GREGORY SCOT						
2028/1184	2/16/2016	FJ	U	I	11	100
GRANTOR: WATCHORN FREDERICK ES						
GRANTEE: GIBBS CARA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S30 E60 N20 USP=[YR=2011] E10 N10 W10 S10$ N10$.

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	6	4	24.00	SF	10.00	10.00	100	1999	1999	3	20	48	
3	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	100	2001	2001	3	28	3,763	
4	1242	WD DECK A	0	0	20	3	60.00	SF	10.00	10.00	100	2005	2005	3	22	132	
5	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	2005	2005	3	84	1,922	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS