LOT 27 IN OR 919/1939
MH/ID FAFLR34A20109SH &60
GAFLR34B20109SH

DUKE SHAWN P & ELIZABETH R
85376 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

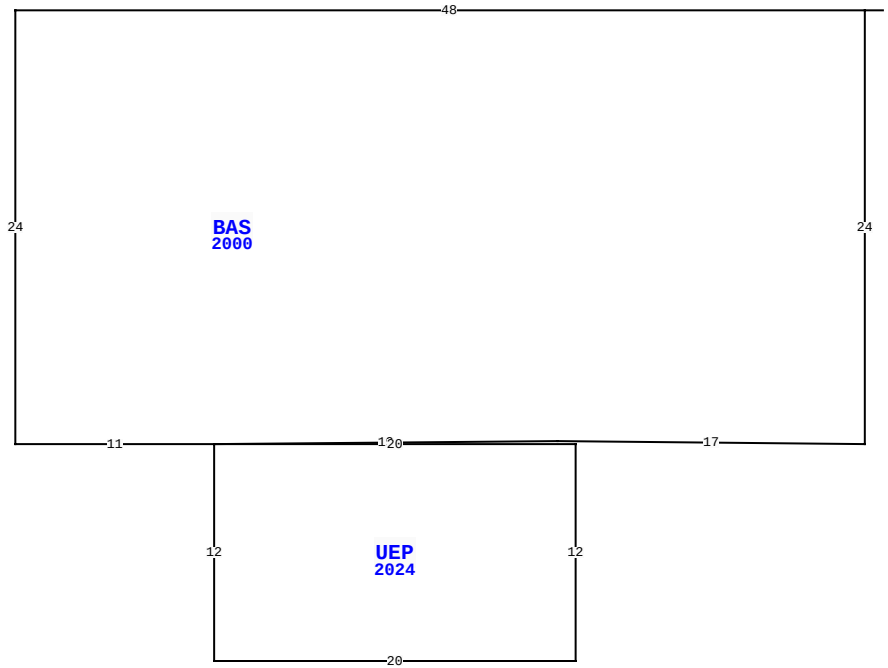
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,125	100	2000	1,125	52,005
UEP	240	70	2024	168	7,766
TOTALS	1,365			1,293	59,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,293	123.6000	105.06	135,843	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1125 HX Base Yr 2001



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

85376 OWENS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,390
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		178,790
SOH/AGL Deduction		104,267
ASSESSED VALUE		74,523
TOTAL EXEMPTION VALUE	HX HB	49,523
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		178,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,094

RP: 12015145 + 12015146

2/2022KW: MISC STRG = NV

1995 FLEE MH/ID GAFLR34(A/B)20109SH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107350	GARAGE	30,768	06/07/2021
003008	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0919/1939	2/15/2000	WD	U	I	13	30,600
GRANTOR: SGS DEVELOPMENT INC						
GRANTEE: DUKE SHAWN P & ELIZ						
0917/0940	1/31/2000	WD	Q	V		19,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: SGS DEVELOPMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W48 S24 E11 U0.2R19 D0.2R17 N24 $
UEP=[YR=2024;ORIG=-37,24] E20 S12 W20 N12 $
.

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	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2012	2012	3	50	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

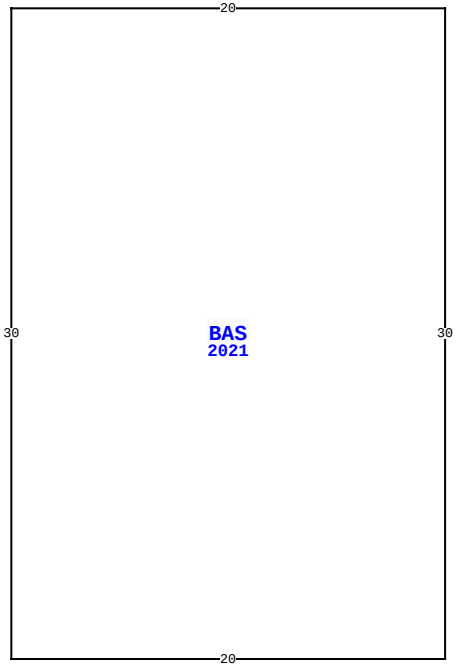
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	13,619
TOTALS	600			600	13,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2001 Heated Area: 600 HX Base Yr 2001



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,094

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GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: SGS DEVELOPMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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