LOT 28
IN OR 2086/1014
HOLLY POINT EAST PB 6/160

BUMGARDNER WILMA JEANETTE H
85348 OWENS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0028-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

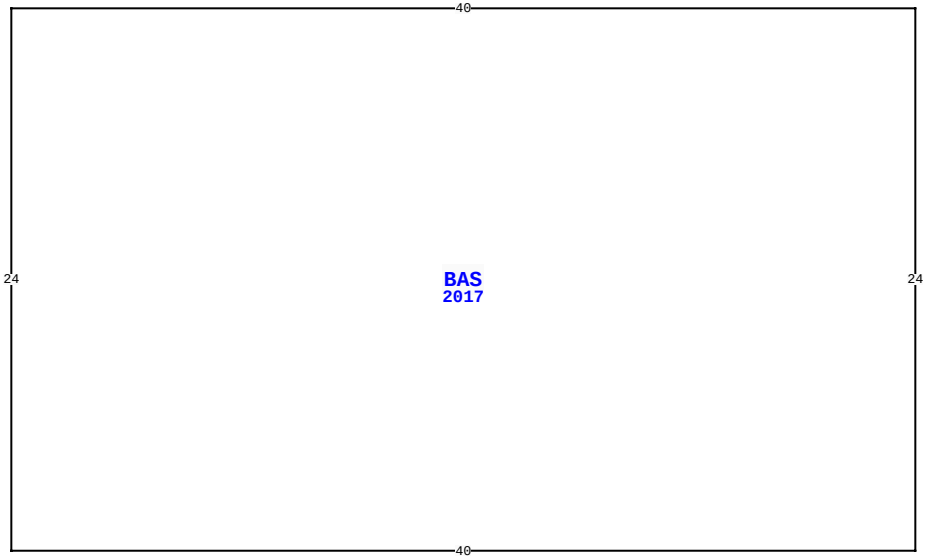
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2017	960	104,416
TOTALS	960			960	104,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	150.5400	127.96	122,842	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2018 Heated Area: 960 HX Base Yr 2018



85348 OWENS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,416
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		204,416
SOH/AGL Deduction		107,365
ASSESSED VALUE		97,051
TOTAL EXEMPTION VALUE	HX HB SX	97,051
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		204,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,546

MISC ALUMN CRPT (DIRT FLR) = NV : KW 4/2024
RP: 12724074 & 12724075
DW/MH/ID:JACFL34646(A/B) _ 2017 JACOBSEN (2018)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
A1700216	MH MOVE-ON	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1014	11/29/2016	WD	Q	I	01	40,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: BUMGARDNER WILMA JE						
1969/0410	3/13/2015	WD	Q	I	01	29,000
GRANTOR: W R J SALES INC						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S24 E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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